

## REVENUE STATEMENT

<b>Policy Owner:</b>	Finance Governance and Risk
<b>Adoption:</b>	
<b>Version:</b>	1
<b>Link to Corporate Plan:</b>	Accountable Council – We are providing good stewardship built on a foundation of trust. Delivering Value – We work efficiently to deliver value for your rates.
<b>Head of Power:</b>	s104 Local Government Act
<b>Review Date:</b>	Annually

### 1 PURPOSE

The purpose of the statement and plans in this document is to ensure compliance with section 169(2)(b) (Revenue Statement), section 94(2)(b) (Overall Plan for Special Rates) and section 94(7) (Annual Implementation Plan for Special Rates) of the *Local Government Regulation 2012*.

### 2 SCOPE

This document, including the Revenue Statement and plans herein, applies to the financial year from 1 July 2025 to 30 June 2026.

### 3 POLICY STATEMENT

Pursuant to section 172(1) of the *Local Government Regulation 2012*, Council's Revenue Statement must state:

- a) if the local government levies differential general rates:
  - i. the rating categories for rateable land in the local government area; and
  - ii. a description of each rating category; and
- b) if the local government levies special rates or charges for a joint government activity – a summary of the terms of the joint government activity; and
- c) if the local government fixes a cost-recovery fee – the criteria used to decide the amount of the cost-recovery fee; and
- d) if the local government conducts a business activity on a commercial basis – the criteria used to decide the amount of the charges for the activity's goods and services.

In addition, pursuant to section 172(2) of the *Local Government Regulation 2012*, Council's Revenue Statement must include for the financial year:

- a) an outline and explanation of the measures that the local government has adopted for raising revenue, including an outline and explanation of:
  - i. the rates and charges to be levied in the financial year; and
  - ii. the concessions for rates and charges to be granted in the financial year;
- b) whether the local government has made a resolution limiting an increase of rates and charges.

### 3.1 General Principles

Council will raise its revenue in accordance with two (2) basic principles of revenue collection:

- requirement-to-pay principle; and
- benefit principle.

Council will use a combination of the requirement-to-pay principle and the benefit principle, applied consistently across the region, as a rational and generally equitable means of raising its revenue.

#### 3.1.1 Requirement-to-Pay Principle

By this principle, landowners (and some land occupiers) are levied with a tax (a general rate) based on the value of their land.

The general rate funds programs where there is not a direct link between the service recipient and the service. Examples include parks, roads, community services, cultural development, disaster management, statutory services, economic development, and general administration.

#### 3.1.2 Benefit Principle

The benefit principle requires that individuals in the community pay for goods and services:

- from which they derive a special benefit; or
- for which they especially generate a need; or
- that they acquire individually from Council.

The benefit principle will be applied where there is a clear link between the service recipient and the use of the goods or services. Examples include connection to a water supply or sewerage service or receiving a waste service.

Council recognises that some service recipients place a higher burden on the infrastructure, operation, and maintenance of the service provided (i.e. road, water, and sewerage). The benefit principle will be applied at full cost recovery to recognise the full costs associated with providing the infrastructure and services to facilitate the maintenance and operation of the water and sewerage services for:

- major industries; and
- land which is not rateable under sections 93(3)a, b, c, e, and j of the *Local Government Act 2009*.

Council will continue to transition residential and non-residential service recipients (excluding those service recipients identified above) to full cost recovery for water and sewerage charges.

### 3.2 Revenue Statement – Differential Rates [s172(1)(a) of the Local Government Regulation 2012]

#### 3.2.1 Differential General Rates

Pursuant to section 80 of the *Local Government Regulation 2012*, Council may adopt a system of differential general rating for the region.

Council is required to raise the amount of revenue it considers necessary to maintain assets and provide services to the community.

In deciding how it raises that revenue, Council considers several factors, including:

- the rateable value of land and how an appropriate rate in the dollar can be set to ensure equitable contribution to the revenue having regard to, but not limited to, the approved capacity of the land;
- the degree of fluctuation in the valuation of land experienced by different sectors within the region and how this relates to achieving an equitable general rating policy;
- the demands that business, industrial, government, and other commercial land uses impose upon Council services in comparison with residential land uses;
- that some sections of the community will generate, via their land use, additional cost burdens upon Council, or that the costs Council incurs will deliver increased benefits to certain land, and which additional burdens and increased benefits may be reflected in higher rates levied on such land;
- that a major determinant of the design and standard of the road network, and consequently costs of that road network, has been the locations and sizes of major shopping centres and major industry;
- that the cost of physical services provided for the business, commercial, government, and industrial land uses of the region is greater than that provided to support residential land uses (the standard of roads, streetscapes, drainage, and lighting built to support these land uses entails, of necessity, a higher cost than the cost of supporting residential land uses);
- that the impact of developing major industries within the Gladstone State Development Area is equivalent to the impact of existing major industries within that development precinct, placing increased demands on Council's services and Council's current hard infrastructure such as transport corridors, along with significant soft impacts, and social impacts on the existing community;
- the fairness of ensuring that the costs associated with providing the infrastructure and supporting services required to facilitate the development and operation of major industries, as identified in the environmental impact statements and supplementary environmental impact statements of these developments, are borne by those major industries and government, to minimise their impact on the existing community; and
- that whilst flats and multi-dwellings generally have a smaller land area, and therefore a lower valuation than standard detached residential premises, such flats and multi-dwellings generate a similar demand on people-related services as standard detached residential premises.

### 3.2.2 Differential Rating Categories

In accordance with section 81 and section 172(1)(a) of the *Local Government Regulation 2012*, the rating categories for rateable land in the Council area and a description of each of these rating categories is set out in Attachment 1.

The grouping of the rating categories in Attachment 1 is relevant when determining if rate capping is applicable and should not be taken into account in the interpretation of the differential rating categories.

Differential general rates for each property will be calculated on the basis of the value of the land as assessed by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development multiplied by the rate in the dollar determined by Council for each rating category. For clarity, the value of the land is either the site value (non-rural land) or the unimproved value (rural land) determined under the *Land Valuation Act 2010*.

### **3.2.3 Assessment of Land in Multiple Zones or Land Uses**

The Valuer-General can include several land parcels within multiple planning scheme zones under a single valuation. In all such circumstances the rating category adopted for rating purposes is determined by reference to the predominant use of the land.

### **3.2.4 Minimum General Rate**

In accordance with section 77(5)(a) of the *Local Government Regulation 2012*, a local government may fix a different minimum amount of general rates if there are different rating categories of rateable land for the local government area. A minimum general rate for a rating category will be set by Council for services, facilities, and activities that are supplied or undertaken for the benefit of the community in general. The minimum general rate to be applied to a rating category is set out in Attachment 1.

### **3.2.5 Identification of Rating Category**

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

#### **3.2.5.1 Identification of Owner Occupied Land (Principal Place of Residence)**

Council will assume that where a ratepayer's declared postal address is not the same as the rateable land's address, the land is not occupied by the owner (i.e. not the owner's principal place of residence).

In identifying land as being owner occupied, Council may consider, but not be limited to, the owner's declared address for electoral, taxation, or national health registration purposes, or any other form of evidence deemed acceptable by the Chief Executive Officer.

### **3.2.6 Objection to Rating Category**

In accordance with section 90 of the *Local Government Regulation 2012*, a ratepayer may object to the rating category for the land that is stated in a rate notice for the land on the sole ground that the owner considers the land should belong in a different rating category.

Council will accept an objection to rating category where the objection:

- is made on the Notice of Objection to Rating Categorisation Form:
  - stating the rating category the owner claims the land should belong to; and
  - stating the facts and circumstances on which the owner makes that claim; and
  - is signed by the owner/s; and
- is received by Council within 60 days after the date of issue of the rate notice.

In accordance with section 89(2) of the *Local Government Regulation 2012*, the making of an objection does not stop the levying and recovery of rates on the land. A ratepayer is liable to pay the full amount of the rates and charges stated in a rate notice even if an objection is lodged. A discount will be permitted only if payment of all rates and charges is made in full within the discount period stated in a rate notice. If the objection is allowed and the rating category is changed, the rates will be adjusted at that time.

### **3.3 Revenue Statement - Cap on Increase of Rates [section 172(2)(b) of the Local Government Regulation 2012]**

Pursuant to section 116 of the *Local Government Regulation 2012*, Council will resolve to limit the increase in rates levied for some rating categories to not more than a stated percentage of the rates levied for the last financial year. Principally, the rate cap is a smoothing mechanism to soften the impact of rates increases resulting from large valuation increases on some groupings of rating categories.

The resolution pursuant to section 116 of the *Local Government Regulation 2012* is a resolution for the purposes of section 172(2)(b) of the *Local Government Regulation 2012*.

Attachment 1 sets out the maximum percentage by which the rates levied for 2025/2026 will increase on the corresponding annual amount levied in 2024/2025.

Notwithstanding Attachment 1, a rate cap will not apply in the following circumstances:

- a change of rating category grouping applicable to the land i.e. Residential to Commercial;
- a change of rating category applicable to the land (i.e. Material Change of Use), where the rate cap does not apply to the new rating category;
- a resurvey of the land is initiated by the ratepayer, which affects the title for the land;
- reconfiguration of a lot;
- Council has resolved to discontinue rate capping;
- a material change of use of the land is approved, which does not change the rating category grouping applicable to the land; and
- amalgamation of lots for rating purposes.

A rate cap will apply in, but not limited to, the following circumstances:

- a resurvey of the land not initiated by the ratepayer, which affects the title for the land; or
- a change of rating category, but not grouping, applicable to the land where the rate cap applies to the new rating category.

### **3.4 Revenue Statement - Outline of General Measures Adopted [s172(2)(a) of the Local Government Regulation 2012]**

In addition to the Differential Rating measures outlined in section 3.2 and 3.3 of this Revenue Statement, Council has also adopted the following measures for raising revenue:

- Rating of Rates-exempt Strategic Port Land;
- Special Charges;
- Waste Cleansing Charges;
- Sewerage and Wastewater Charges;
- Trade Waste Charges; and
- Water Charges.

#### **3.4.1 Rating of Rates-exempt Strategic Port Land**

Under section 93(3)(e) of the *Local Government Act 2009*, Strategic Port Land that is occupied by a port authority, the State, or a government entity is 'exempt from rates'.

However, the State Government has established the Queensland Port Government Owned Corporations Local Government General Rates Equivalents Regime (the *Equivalents Regime*) for the

collection (by Queensland Treasury) of sums equivalent to general rates that port authorities would be required to pay upon their commercial use of Strategic Port Land were the land not rates-exempt.

Under Treasury guidelines for the Equivalents Regime:

- the imposition, assessment and collection of general rates equivalents is determined by reference to the *Local Government Act 2009*; and
- the Treasurer possesses sole discretion to make ex gratia payments to local governments equal to the general rates equivalents sums paid by port authorities.

As an alternative to the Gladstone Ports Corporation Ltd paying general rates equivalents under the Equivalents Regime, Council and the Gladstone Ports Corporation Ltd have agreed that the Gladstone Ports Corporation Ltd will make ex gratia payments of general rates equivalents directly to Council.

In accordance with that arrangement, Council will levy the Gladstone Ports Corporation Ltd the equivalent of a differential general rate upon Strategic Port Land matching the description set out in rating category 102PORT.

### **3.4.2 Special Charges**

Special charges apply in circumstances where:

- land or its occupier specially benefits from, or has or will have, special access to, a service, facility, or activity; or
- land is or will be used in a way that specially contributes to the need for the service, facility, or activity; or
- the occupier of land specially contributes to that need for a service, facility, or activity.

Generally, special charges applied to individual ratepayers are only levied pursuant to a written agreement with each ratepayer concerned.

#### **3.4.2.1 Curtis Island Wastewater Service Infrastructure**

A Special Charge will be levied in 2025/2026 for the operation and construction of Curtis Island wastewater service infrastructure:

1. In accordance with section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, and pursuant to a service and special charge agreement made between Council and each of the following parties:
  - Australia Pacific LNG (Shared Facilities) Pty Limited (*APLNG*), dated 16 October 2012, which is required to be assigned and novated to any successors in title;
  - QCLNG Land Pty Ltd (*QCLNG*), dated 3 December 2012, which is required to be assigned and novated to any successors in title, and
  - GLNG Operations Pty Ltd (*GLNG*), dated 1 December 2014, which is required to be assigned and novated to any successors in title,

Council will levy a special charge upon the following rateable land parcels at Curtis Island:

- a) Lot 3 SP 228454, Lot 5 SP 283963, Lease A SP 252872, and Lease B SP 252872 (*APLNG Land*);
- b) Lot 2 SP 228454, TL 234259: Pt (zz) Lot 2 SP 228185, Lease A SP 252874, and Lease B SP 252874 (*QCLNG Land*); and

- c) Lot 1 SP 235007 and Lease A SP 271500 (*GLNG Land*).
2. The purpose of the special charge is to reimburse Council the cost it incurs in operating its Curtis Island wastewater collection and reticulation infrastructure (the *Wastewater Infrastructure*) to provide a wastewater disposal and processing service (the *Wastewater Service*) for the special benefit of those land parcels, each of which is used for operations that especially contribute to the need for the service activity. Council created the collection and reticulation infrastructure pursuant to common use infrastructure agreement, dated 24 August 2011 with Gladstone Area Water Board and APLNG.
3. The LNG Facilities land to be levied with the special charge specially benefits from the Wastewater Service because:
- a) operations upon each LNG Facility require and are responsible for the consumption of significant volumes of water and the production of significant volumes of wastewater;
  - b) it was necessary for Council to construct and commission the Wastewater Infrastructure (pursuant to the common use infrastructure agreement) to enable APLNG, QCLNG, and GLNG to construct and operate the LNG Facilities; and
  - c) the LNG Facilities cannot operate without the Wastewater Service.
4. The Overall Plan for the service to which the special charge applies, is as follows:
- a) Council will operate the Wastewater Infrastructure to service the liquefied natural gas (LNG) production, storage, and distribution facilities (the *LNG Facilities*) that APLNG, QCLNG, and GLNG operate upon the APLNG Land, QCLNG Land, and GLNG Land parcels.
  - b) Council will recoup, pursuant to the service and special charge agreements, its operating and capital costs associated with operating the Wastewater Infrastructure.
  - c) The estimated cost of operating the Wastewater Infrastructure over a 25-year period and recovering capital costs in accordance with the service and special charge agreements is \$129,887 million in current terms.
  - d) The estimated time for implementing the overall plan is 25 years, expiring on 30 June 2039.
5. The Annual Implementation Plan for the 2025/2026 financial year is that Council will operate the Wastewater Infrastructure to service the LNG Facilities, and will apply the special charge revenue, which it estimates at \$8,853,736.61, against the operating cost it incurs.
6. The minimum amount for the special charges for 2025/2026 will be:
- APLNG Land - \$2,641,656.66 per annum, plus 139.833 cents per kilolitre of wastewater discharged from the LNG Facility;
  - QCLNG Land - \$5,239,088.51 per annum, plus 139.833 cents per kilolitre of wastewater discharged from the LNG Facility; and
  - GLNG Land - \$972,991.44 per annum, plus 139.833 cents per kilolitre of wastewater discharged from the LNG Facility.

### **3.4.2.2 Gladstone City Plaza Forecourt Redevelopment**

1. In accordance with section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, and pursuant to a Special Charge Agreement between Council and the Gladstone City Plaza Body Corporate dated 19 January 2017, which is required to be assigned and novated to any successors in title, Council will levy a special charge upon Lot 0 BUP60138 (*the Gladstone City Plaza Forecourt Land*).
2. The Gladstone City Plaza Forecourt Land to be levied with the special charge specially benefits from the forecourt redevelopment as the owner and tenants of the Gladstone City Plaza use the improvements constructed on the land to attract business to the precinct.

The Special Charge will be levied over a 10-year period commencing in the 2021/2022 financial year following the completion of the redevelopment works.

3. The Overall Plan for the facility to which the special charge applies, is as follows:
  - a) Gladstone Regional Council led a redevelopment of the Gladstone City Plaza Forecourt, which has now been completed;
  - b) The purpose of the special charge is to reimburse Council the costs incurred in undertaking the redevelopment of the Gladstone City Plaza Forecourt within the Gladstone City Plaza Forecourt Land;
  - c) The costs of carrying out the Overall Plan are estimated to be \$1,959,758.11 (which includes principal and interest) over a 10 year period.
4. The Annual Implementation Plan for the 2025/2026 financial year is that, as the redevelopment works have been completed to the satisfaction of both parties, the Gladstone City Plaza Body Corporate will make an annual payment in 2025/2026 of \$195,016.71.

### **3.4.3 Waste Charges**

#### **3.4.3.1 Waste Cleansing Charge**

The waste cleansing charge is based on the benefit principle (user pays). Domestic services are supplied at an annual fee for a weekly general waste service and a fortnightly recycling general waste service.

The amount of the waste cleansing charge is to reflect three (3) cost components:

- the cost of providing the mobile waste container (bin) and servicing it;
- the cost of disposing of the waste at a landfill; and
- the cost of recovering and sorting of recyclable material.

The components recognise that:

- the waste cleansing contractor is required to drive past each residence within the Defined Cleansing Service Area;
- it is impractical to monitor use of the service on a house by house basis, and
- Council wishes to maximise efficiency whilst minimising the cost to the community for what is an essential service.



#### Domestic<sup>1</sup> Waste Service Conditions:

1. A domestic cleansing service is provided to all domestic properties within the Defined Cleansing Service Area.
2. A domestic cleansing charge will be levied on all land within the Defined Cleansing Service Area once a domestic premises has been constructed for residential use<sup>2</sup> and accordingly the land will be issued mobile waste containers (general waste bin and recyclable bin).
3. For new/additional services, the waste cleansing charge will apply from the earliest date of either the issue of the plumbing final or the bins being delivered to the property.
4. The waste cleansing charge will be levied and recovered irrespective of whether given occupiers within the Defined Cleansing Service Area avail themselves of the service and will apply irrespective of whether the premises are occupied for any period during the year.
5. A domestic waste cleansing charge will only cease to be levied for land within the Defined Cleansing Service Area where a residential premise is demolished with Council's approval.
6. A domestic cleansing service is available to vacant land within the Defined Cleansing Service Area. Such service will be by request at first and where approved, the standard domestic waste conditions apply and the property owner and subsequent property owners cannot later opt out.
7. Where economically feasible, Council will make available a domestic waste cleansing service to rural areas adjoining the Defined Cleansing Service Area.
  - a. The extension of services into such areas is usually by request at first and once approved, the standard domestic waste service conditions apply.
  - b. The type of service the property may receive will vary depending on the property's attributes and may include, but is not limited to, a collection point within the Defined Cleansing Service Area.
  - c. Once approved, the property owner and subsequent property owners cannot opt out of the service.
  - d. A domestic waste cleansing charge will only cease to be levied for land outside the Defined Cleansing Service Area where a residential premise is demolished with Council's approval.

#### Commercial Waste Service Conditions:

1. Council offers mobile waste container (bin) services, at a commercial rate, to commercial premises who only seek the equivalent of a domestic waste cleansing service.
2. Where a plumbing final has been issued and the property is within Council's Defined Cleansing Service Area (commercial bin service), a general waste bin and recyclable bin will be delivered to the property.

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<sup>1</sup> For this section, the term **domestic** means a single dwelling unit or a duplex unit or a unit complex of up to six (6) residential units and excludes commercial premises and multi-unit living over six (6) units.

<sup>2</sup> A domestic property is considered to be constructed for residential use upon issuing of a Final Inspection Certificate for Dwelling Plumbing Works (Plumbing Final).

3. For new/additional services, the waste cleansing charge will apply from the earliest date of either the issue of the plumbing final or the bins being delivered to the property.

All other commercial services are provided by third parties under a private arrangement between the commercial premises and the third party provider. Council will audit and monitor commercial premises to ensure that if they do not avail themselves to the service provided by Council, they have a service (general waste and recycling) provided by a third party. Those properties found to have no third party service will be charged and provided a Council service, at a commercial rate.

#### **3.4.3.2 Waste Service Contribution Charge**

Council will levy a Waste Service Contribution Charge on all rate assessments with a dwelling on Facing Island (including Gatcombe Head) and Curtis Island. The purpose of this charge is to provide the Facing Island and Curtis Island a Waste Service and is set to meet the costs incurred by Council to deliver the service.

#### **3.4.3.3 Waste Management Facility Charge**

Council will levy a Waste Management Facility Charge equally on all rate assessments within the region. The charge recognises that:

- there is a residual cost of waste facilities and services which are not met from the waste cleansing charge, waste service contribution charge, and other fees and charges collected on a user pays basis;
- it is impractical to monitor use of a waste management facility on a house by house basis; and
- Council wishes to reduce the burden on the general rate to fund Council's waste management facilities.

#### **3.4.4 Sewerage and Wastewater Charges**

Council operates five (5) types of sewerage / wastewater service schemes:

1. an urban or residential scheme serving the community of Gladstone;
2. an urban or residential scheme serving the urban communities of Boyne Island, Tannum Sands and Calliope;
3. an urban or residential scheme serving the urban communities of Agnes Water and Seventeen Seventy;
4. an industrial scheme serving the Yarwun Industrial Area; and
5. an industrial scheme serving Curtis Island industries.

The sewerage charge applies to all connected and unconnected land in the Defined Sewerage Service Area as defined in the definitions section of this Policy.

The service is operated on a commercial basis with each type of scheme being self-funded through the application of user charges.

An availability charge will be levied for land within the Defined Sewerage Service Area that is not connected to a Council-operated sewerage scheme ('unconnected land'). This is a charge for the fixed cost component of the sewerage system which is set to meet costs incurred by Council independently from the use of the system i.e.:

- interest and redemption on loans;
- operation and maintenance;
- administration and engineering;
- asset depreciation; and
- special maintenance and miscellaneous minor works.

Sewerage charges in the urban areas of Gladstone, Boyne Island, Tannum Sands, Calliope, Agnes Water and Seventeen Seventy are levied on a multiple factor basis. The multiple factor is determined by the land use and is the potential demand. Multiple factors are allocated as set out in Table 1 below:

**Table 1:**

<b>Sewerage Category No.</b>	<b>Sewerage Category Description</b>	<b>Multiple Factor</b>
1	Each parcel of unconnected land located within the Defined Sewerage Service Area.	0.7
2	Each single unit residential dwelling, flat, or unit constructed on an allotment and located within the Defined Sewerage Service Area.	1.0
3	First Connection - Each non-residential premises connected to the scheme including accommodation units and caravan parks.	1.0
4	Additional Connections - Each non-residential premises connected to the scheme including accommodation units and caravan parks, for each additional pedestal or metre of urinal, as assessed by Council's Plumbing Inspectors.	0.7
5	First Connection - Land under sections 93(3)a, b, c, e, and j of the <i>Local Government Act 2009</i> which is provided with a sewerage connection to the scheme.	1.13
6	Additional Connections and Vacant/Unconnected - Land under sections 93(3)a, b, c, e, and j of the <i>Local Government Act 2009</i> which is/will be provided with a sewerage connection to the scheme.	0.9
7	Major Industry – First connection and each additional connection to the scheme.	1.13

For Sewerage Category 2 connections where a single unit residential dwelling, flat, or unit is constructed over two (2) separately titled allotments (for example: the home constructed on the property straddles the common boundary of two (2) allotments) Council will consider, upon request, levying only one (1) availability charge for both allotments on the basis that only one (1) dwelling is constructed on the land.

For Sewerage Category 3 and 4 connections where a non-residential premises is constructed over two (2) separately titled allotments (for example: the building constructed on the property straddles

the common boundary of two (2) allotments) Council will consider, upon request, levying only one (1) availability charge for both allotments on the basis that only one (1) non-residential premises is constructed on the land.

Council also operates industrial sewerage, trade waste, and wastewater facilities on a commercial basis on behalf of industries located within the Yarwun Industrial Area and on Curtis Island. In respect to Curtis Island, volumetric charging applies in addition to the availability charge.

Council recognises that the users of Council's sewerage and wastewater systems are the stakeholder of Council's trade waste, sewerage, and wastewater business because it is only that sector that has funded the provision of the infrastructure. A return on the community's investment is calculated for full cost pricing purposes.

The trade waste volumetric consumption charge will be levied in accordance with the Fees and Charges made by resolution of Council on a biannual basis (twice a year) on the rate notice and the water consumption notice.

The trade waste volumetric charge for Category A discharge is calculated in accordance with the formula set out in Council's Trade Waste Management Plan and as provided below:

$C = (Q \times F) \times K$ , where:

- C is the trade waste volumetric consumption charge for the six (6) month period (\$);
- Q is the water meter consumption for the period (kL);
- F is the trade waste factor for the relevant business type (% identified in the Trade Waste Management Plan); and
- K is the unit volumetric consumption charge rate (\$/kL).

### **3.4.5 Water Charges**

Council operates five (5) water schemes as follows:

1. Lake Awoonga Treated Water Scheme which services the Gladstone, Boyne Island, Tannum Sands, Benaraby, Wurdong Heights, Calliope, Beecher, Mount Larcom areas and a constant flow water supply system (trickle feed) for Beecher and Burua, with treated water purchased from the Gladstone Area Water Board;
2. and 3. Miriam Vale Water Supply Scheme and Bororen Water Supply Scheme which service these townships with treated water from Baffle Creek supplemented by bores operated by Council;
4. Agnes Water / Seventeen Seventy Water Scheme which services the townships of Agnes Water and Seventeen Seventy with treated water from a desalination plant and bores operated by Council; and
5. A Recycled Water Scheme servicing Queensland Alumina Limited on Lot 4 SP 203074.

Water charges are levied on a user pays basis and set at a level to fully recover the cost of the provision of infrastructure, operation, and maintenance of each system in accordance with section 41 of the *Local Government Regulation 2012*.

A two-part charge will be levied on all land within the Defined Water Service Area which is provided with, or which is capable of being provided with, water services and shall comprise:

1. an annual availability charge; and
2. a consumption charge for each kilolitre of water used.

Equity considerations that Council will consider when determining water pricing include but are not limited to social justice, broad principles of water conservation, and potential use of the water system.

Council recognises that the water consumers are the stakeholders of Council's water business because it is only that sector that has funded the provision of the water infrastructure. A return on the community's investment is calculated for full cost pricing purposes only and is returned to the current ratepayer through a credit to the availability charge.

#### **3.4.5.1 Water Charge Part One (1) – Availability Charge [section 41(4)(a) of the *Local Government Regulation 2012*]**

The availability charge is a base charge or the fixed cost component of the water charge which is set to meet costs incurred by Council independently from the use of the system, i.e.:

- interest and redemption on loans;
- operation and maintenance;
- administration and engineering;
- asset depreciation;
- special maintenance and miscellaneous minor works;
- water losses, e.g. fire service, meter error, leaks, mains scouring; and
- return on capital.

As such this charge applies to all connected and unconnected land within the Defined Water Service Area as defined in the definitions section of this Policy.

The Availability Charge will be calculated in proportion to the flow rate at which water may be obtained, with the exception of:

- unconnected properties;
- residential meters up to and including 20mm;
- residential 25mm meters and sub-meters;
- Fire Services; and
- the Recycled Water Scheme servicing Queensland Alumina Limited on Lot 4 SP 203074.

The Availability Charge is calculated in accordance with the following formula:

$A = B \times C$ , where:

- $A$  is the availability charge for a property;
- $B$  is the charge for a 20mm residential water service set by Council; and
- $C$  is the equivalent meter flow (EMF) figure specified in Table 2 (for first service) and Table 3 (for sub service) for the corresponding water meter service size and user type (if specified).

**Table 2:**

<b>Water Meter Service Size</b>	<b>EMF</b>
Unconnected (vacant)	1.00
Up to and including 20mm	1.00
20mm (additional)	1.00
20mm sub meter	1.00
25mm (residential)	1.00

<b>Water Meter Service Size</b>	<b>EMF</b>
25mm (residential additional)	1.00
25mm (non-residential)	1.56
25mm (non-residential additional)	1.56
Constant Water Flow Access	1.00
32mm	2.56
40mm	4.00
40mm (additional)	4.00
50mm	6.25
50mm (additional)	6.25
80mm	16.00
80mm (additional)	16.00
100mm	25.00
100mm (additional)	25.00
150mm	56.25
150mm (additional)	56.25
150mm QR (Rail Corridor Land)	113.30
200mm	100.00
250mm	156.25
300mm	225.00
375mm	351.56

**Table 3:**

<b>Water Meter Service Size</b>	<b>EMF</b>
Up to and including 20mm (sub-meter)	0.75
25mm (sub meter) (residential)	1.00
25mm (sub meter) (all other users)	1.56
32mm (sub meter)	2.56
40mm (sub meter)	4.00
50mm (sub meter)	6.25
80mm (sub meter)	16.00
100mm (sub meter)	25.00
150mm (sub meter)	56.25

For residential connections only (up to and including 25mm meters) where a single unit residential dwelling is constructed over two (2) separately titled allotments (for example: the home constructed on the property straddles the common boundary of two (2) allotments) Council will consider, upon request, levying only one (1) availability charge for both allotments on the basis that only one (1) dwelling is constructed on the land.

For non-residential connections only where a non-residential premise is constructed over two (2) separately titled allotments (for example: the non-residential premises constructed on the property straddles the common boundary of two (2) allotments) Council will consider, upon request, levying only one (1) availability charge for both allotments on the basis that only one (1) non-residential premise is constructed on the land.

For land:

1. under sections 93(3)a, b, c, e, and j of the *Local Government Act 2009*; or
2. which is grouped as major industry;

and the land is within the Defined Water Service Area, in respect of the water availability charge the land will be levied at full cost recovery.

For this section, the term **Dedicated Fire Service** means the water supply service to a premise specifically dedicated for use in fighting fires. For Dedicated Fire Services, the share of the Availability Charge ('fixed costs') is calculated in accordance with the following formula:

$A = B \times C$ , where:

- A is the availability charge for a Dedicated Fire Service;
- B is the charge for a 20mm residential water meter service set by Council; and
- C is the multiplier specified in Table 4 for the corresponding water meter service size.

**Table 4:**

Water Meter Service Size	Multiplier
Smaller than 80mm	0.3
100mm	7.0
Larger than 100mm	10.0

Conditions of Use for Dedicated Fire Services:

1. The owner of the service must maintain a register of all water use for firefighting or testing purposes. The register must show date of use, meter reading prior to use, meter reading following use, water consumed, and where and why the water was used.
2. If the service is used for any purpose other than firefighting/testing at any time or the owner of the service fails to produce the register on demand, the service will be deemed to be a multi-use connection and the charge will be in accordance with the Water Meter Service Size multiplier for a standard service.

For this section, the term Recycled Water Scheme means the recycled water supplied to Queensland Alumina Limited on Lot 4 SP 203074 dedicated for uses as entered into under a commercial agreement.

#### **3.4.5.2 Water Charge Part Two (2) – Consumption Charge (section 41(4)(b) of the *Local Government Regulation 2012*)**

This is a consumption charge or the variable cost component of the water charge.

The charge is calculated on usage worked out on the basis of:

- for water obtained from the Lake Awoonga Scheme, the cost to Council of purchasing the water from the Gladstone Area Water Board;
- for water obtained from the Recycled Water Scheme, the cost to Council for producing and distributing the recycled water; and
- for all other schemes, the cost to Council of producing the water.

This consumption charge applies to consumers who use water from the various systems.

Accounts for the consumption charge will be forwarded to consumers at the end of every six-month cycle of a financial year.

For clarity with respect to the determination of water consumed for the period, Council will apply the following principle for determining a water consumption charge.

Section 102 of the *Local Government Regulation 2012* will apply to calculating water consumption charges against land or premises for which consumption charges were made and levied, so that:

- regardless of whether the meter reading for the second half of the 2024/2025 financial year occurs before the end of that financial year or after the beginning of the 2025/2026 financial year, the consumption charge for that half is calculated in accordance with the relevant basis of charge in Council's rating resolution for the 2024/2025 financial year;
- regardless of whether the meter reading for the second half of the 2025/2026 financial year occurs before the end of that financial year or after the beginning of the 2026/2027 financial year, the consumption charge for that half is calculated in accordance with the relevant basis of consumption charge for the 2025/2026 financial year.

Where a water meter is found to be malfunctioning, inoperative, or inaccessible for a reasonable period of time, during any period of consumption, water consumption will be estimated on the basis of the best information that is reasonably available to Council.

Water Meter Conditions:

1. Property owners are responsible for the internal water reticulation pipes from the water meter to and within the structure/s on a property. Council is responsible for the water meter and the water supply network.
2. The water meter must be installed in a public accessible location adjoining the property to facilitate reading, maintenance, and testing of the meter by Council.
3. Where the property owner disputes the reading indicated by a water meter, the property owner may request that the meter be verified (tested) by paying the applicable fee.
  - a. A water meter is considered accurate if the reading is within five (5) percent (plus or minus) of the actual quantity of water that has passed through the meter.
  - b. The fee will be reimbursed to the property owner in circumstances where it is determined that the water meter is inaccurate.
  - c. Where the meter registers in the property owner's favour, an adjustment will be made to the related water billing period by using the average daily consumption from the prior two (2) billing periods.

For land:

1. under sections 93(3)a, b, c, e, and j of the *Local Government Act 2009*; or
2. which is grouped as major industry;

and the land is within the Defined Water Service Area, in respect of the water consumption charge the land will be levied at full cost.

### **3.4.6 Revenue Statement – Properties Exempt from General and Differential Rates**

In addition to the rate exemptions granted under section 73 of the *Local Government Regulation 2012*, Council will grant an exemption from general rates (including differential general rates) in



accordance with section 93(3)(i) of the *Local Government Act 2009*, where Council considers a property is used for a charitable purpose.

The conditions for eligibility and the general rates exemption to be applied are set out in Council's Rates and Charges Concessions and Exemptions Policy.

#### **3.4.7 Revenue Statement – Rates and Charges Adjustments Levied on Land**

Where an adjustment has been made to a rate assessment in the current financial year that affects rates and charges levied on land (i.e. such as a change in rating category or a change to a utility charge) the following will apply:

<b>Adjustment Amount in current financial year</b>	<b>Benefitting Council (Debit)</b>	<b>Benefitting Property owner (Credit)</b>
Greater than \$70	Amount will be applied to rate assessment and a rates notice will be generated with applicable discount period.	Amount will be applied to rate assessment as a credit and a (supplementary) rates notice will be generated.
Less than or equal to \$70	Amount will be written off.	Amount will be applied to the rate assessment as a credit only.

Upon the death of a property owner in the current financial year, the properties rating category will not be adjusted to non-owner occupier until a transfer of the ownership (excluding the "Estate of" and "Personal Representative") or until the next financial year (whichever is the earliest).

#### **3.5 Revenue Statement – Pensioner Concession [section 172(2)(a)(ii) of the Local Government Regulation 2012]**

This concession is made in accordance with sections 119, 120, 121, 122, and 123 of the *Local Government Regulation 2012*.

Council recognises the special needs of pensioners who are owner-occupiers and offers a concession on rates to financially assist this group. The concession is provided by Council to encourage pensioners to be independent and live in their own home where possible as Council considers this provides a quality of life benefit.

The conditions for eligibility and the proportion of benefit for the Council rate concession are set out in the Rates and Charges Concessions and Exemptions Policy.

#### **3.6 Revenue Statement - Concessions for Sporting Bodies and Other Not-for-Profit Organisations [section 172(2)(a)(ii) of the Local Government Regulation 2012]**

This concession is made in accordance with sections 119, 120, 121 and 122 of the *Local Government Regulation 2012*.

Council will aid local sporting bodies and other not-for-profit community organisations by providing a concession for utility charges. These concessions are set out in the Rates and Charges Concessions and Exemptions Policy.

### **3.7 Revenue Statement - Concealed Water Leak Concession [section 172(2)(a)(ii) of the Local Government Regulation 2012]**

This concession is made in accordance with sections 119, 120, 121 and 122 of the *Local Government Regulation 2012*.

Council will provide support to property owners that may be experiencing high water consumption on their property by providing a proactive program for the identification of high water consumption.

Council will grant a concession for water consumption charges for high water consumption arising from a concealed leak on the basis that Council considers that the payment of water charges in the circumstances outlined within the Rates and Charges Concessions and Exemptions Policy will result in hardship to the land owner.

### **3.8 Revenue Statement – Rating Financial Hardship Concession [section 172(2)(a)(ii) of the Local Government Regulation 2012]**

This concession is made in accordance with sections 119, 120, 121 and 122 of the *Local Government Regulation 2012*.

Council will provide support to property owners experiencing financial hardship who consider they are unable to meet a realistic payment arrangement for the rates and charges levied against a property.

Ratepayers experiencing financial hardship are encouraged to contact Council to discuss available options. The Rates and Charges Concessions and Exemptions Policy sets out the guidelines for the assessment of requests for rates and charges relief due to financial hardship.

### **3.9 Revenue Statement – Home Haemodialysis Concession [section 172(2)(a)(ii) of the Local Government Regulation 2012]**

This concession is made in accordance with sections 119, 120, 121 and 122 of the *Local Government Regulation 2012*.

Council will provide support to property owners by providing a concession for water consumption charges associated with the operation of a home haemodialysis device. This concession is set out in the Rates and Charges Concessions and Exemptions Policy.

### **3.10 Revenue Statement – Payment**

#### **3.10.1 Due Date of Payment**

In accordance with section 118 of the *Local Government Regulation 2012*, the due date for payment of all rates and charges is 60 days from the date of issue of the rate notice.

#### **3.10.2 Water Consumption Notice**

A separate notice for water consumption charges based on a six (6) month cycle and charged in accordance with section 3.4.5 is payable in full within 30 days from the date of issue of the notice.

#### **3.10.3 Payment by Instalments**

In accordance with section 129 of the *Local Government Regulation 2012*, ratepayers may choose to pay their complete annual rate account by instalments subject to the following conditions:

1. The rate discount for payment within 60 days is forfeited.

2. Interest free instalment plans are applicable for the current rates and charges only. If arrears remain outstanding, an instalment plan may not be approved.
3. The amount of each instalment is to be calculated on the gross balance of rates and charges owing as at the approved commencement date of the instalment plan; with payments sufficient to have the balance paid by 30 June each year.
4. The ratepayer must apply in writing to Council or submit a completed and signed Rate Instalment Application form included with each rate notice to Council within 60 days from the date of issue of the notice.
5. Should a Rate Instalment Application form or written request not be received within 60 days, interest charges will apply until the date of approval of the signed Rate Instalment Application form.
6. No reminder notices for instalments will be issued.
7. Monthly rate instalment payments are due on the 21<sup>st</sup> day of each month, with ratepayers being advised in writing when their first instalment payment is due.
8. The maximum instalment payment frequency is to be quarterly; however, optimally this frequency should not exceed monthly with payments on a weekly and fortnightly basis accepted.
9. No interest penalty will apply to those participating in the instalment scheme provided that all payments are made in accordance with the instalment schedule.
10. Should an instalment not be received by the due date, the total amount outstanding will become due and payable, and the ratepayer will forfeit the right to participate in the scheme and interest charges will apply from the day after the due date of the unpaid instalment.
11. Legal action may be taken in the year that rates become outstanding including for approved rate instalment payments that are not maintained.
12. Ratepayers may make application to include their six-monthly Water Consumption Notice (refer section 3.10.2) in the payment plan within 30 days from the date of issue of the Water Consumption Notice and the payment plan will be amended accordingly.

#### **3.10.4 Payment of Rates and Charges in Advance**

Council will accept payment in advance on account of rates and charges, in a lump sum or via part-payments. Council will not pay (or credit) interest on prepaid rates and charges.

### **3.11 Revenue Statement - Discount and Interest**

#### **3.11.1 Discount**

In accordance with section 130 of the *Local Government Regulation 2012*, a discount of 10% will be permitted only if payment of all rates and charges is made in full within the discount period which concludes 60 days after the date of issue of the rate notice.

The discount will be applied to the value of all rates and charges, excluding special rates and charges, the State Emergency Management Levy, water consumption charges, the Yarwun and Curtis Island industrial sewerage, trade waste, and wastewater charges, recycled water scheme (fixed and consumption), or any other charge for which Council specifically excludes the application of the discount.

### 3.11.2 Interest on Arrears

In accordance with section 133 of the *Local Government Regulation 2012*, any rates or charges remaining outstanding from the date on which they become overdue will thereafter bear interest at the rate of 12.12% per annum, compounding daily.

### 3.12 Revenue Statement - Cost Recovery Fees [section 172(1)(c) of the Local Government Regulation 2012]

For section 172(1)(c) of the *Local Government Regulation 2012*, the criteria used to determine a cost recovery fee will be:

- recovering administrative costs, including the costs of:
  - accepting and receipting of money;
  - providing relevant documentation;
  - providing administrative support for all correspondence and advice, both written and oral including wages, building overheads, stationery, and information technology time;
- recovering the costs of inspecting completed and uncompleted works;
- recovering the costs of assessments and report-writing by Council officers; and
- recovering the costs of Council meeting time (including rent, councillor fees etc.).

Not all cost recovery fees are set at a level of full cost recovery. The difference between the full cost and the fee levied is called a Community Service Obligation (CSO). Some cost recovery fees are set at a level that encourages public access rather than full cost recovery.

### 3.13 Revenue Statement - Business Activity Fees [section 172(1)(d) of the Local Government Regulation 2012]

Council conducts the following business activities on a commercial basis, and the following fees are received for services conducted in these businesses:

**Table 5:**

<b>Business Activity</b>	<b>Fees Received</b>
Waste Management	<ul style="list-style-type: none"><li>• Disposal fees (landfill &amp; transfer station);</li><li>• Waste Cleansing rates.</li></ul>
Water, Sewerage and Wastewater	<ul style="list-style-type: none"><li>• Water charges:<ul style="list-style-type: none"><li>○ availability fee (fixed cost component);</li><li>○ consumption fee;</li></ul></li><li>• Private works including new connections and meters;</li><li>• Sewerage / Wastewater charges - annual charge.</li></ul>

Depending on the commercial environment in which the business operates, Council has regard to the competitive neutrality principle and National Competition Policy and the following criteria in determining the amount of the above fees:

- Operating Costs;
- Borrowing Costs; and
- Return on Capital.

## 4 RELATED LEGISLATION

Local Government Act 2009

Local Government Regulation 2012

Transport Infrastructure Act 1994  
Land Valuation Act 2010  
Government Owned Corporations Act 1993  
State Development and Public Works Organisation Act 1971  
Mineral Resources Act 1989  
Limitations of Actions Act 1974  
Water Supply (Safety and Reliability) Act 2008  
Fire Services Act 1990  
Fire Services Regulation 2011  
Retirement Villages Act 1999

## **5 RELATED DOCUMENTS**

Revenue Policy  
Rates and Charges Concessions and Exemptions Policy  
Debt Policy  
Debt Administration Corporate Standard  
Our Place Our Plan Gladstone Regional Council Planning Scheme  
Queensland Port Government Owned Corporations Local Government General Rates Equivalent  
Regime Guideline for Assessment, Collection and Payment  
Notice of Objection to Rating Categorisation Form  
Rate Instalment Application Form  
Trade Waste Management Plan

## **6 CONSIDERATION OF HUMAN RIGHTS**

Gladstone Regional Council has considered the human rights protected under the *Human Rights Act 2019 (Qld)* when adopting and/or amendment of this policy. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to any human rights relevant to the decision.

## **7 ATTACHMENTS**

1. Differential Rating Categories.

## **8 EVALUATION OF POLICY**

This policy is successful when revenue (including rates and charges) is raised consistently with the requirements of the *Local Government Act 2009*, *Local Government Regulation 2012*, and the principles outlined in the Revenue Policy. This will be measured by:

- equitability of revenue raised (i.e. cost recovery of services);
- financial sustainability; and
- the delivery of value for rates and charges levied.

## **9 DEFINITIONS**

All terms in this statement have the meanings assigned to them under the *Local Government Act 2009*, the *Local Government Regulation 2012*, and the *Transport Infrastructure Act 1994* unless otherwise explicitly defined in this statement. To assist in the interpretation of this statement:

<b>Term</b>	<b>Definition</b>
Animal Husbandry	An area of agriculture that involves the breeding and care of farm animals to be raised for the production of food and other products for human consumption, including meat, milk, eggs, fibres and other products.
Category A	Low risk trade waste as defined in Council's Trade Waste Management Plan.
Council	Gladstone Regional Council.
Defined Cleansing Service Area	The defined waste collection service area adopted on 01 July 2025 in accordance with Council's <i>Local Law No. 8 (Waste Management) 2018</i> as amended from time to time by the inclusion of approved requests, excluding land that cannot be reasonably serviced due to land accessibility constraints or it would be unreasonable to provide a service due to the high costs involved, as determined at the Chief Executive Officer's sole discretion.
Defined Sewerage Service Area	The defined sewerage service area adopted on 06 March 2018 within Council's Local Government Infrastructure Plan, excluding land that cannot be reasonably serviced due to land/engineering constraints or it would be unreasonable to provide a service due to the high costs involved, as determined at the Chief Executive Officer's sole discretion.
Defined Water Service Area	The defined water service area adopted on 06 March 2018 within Council's Local Government Infrastructure Plan, excluding land that cannot be reasonably serviced due to land/engineering constraints or it would be unreasonable to provide a service due to the high costs involved, as determined at the Chief Executive Officer's sole discretion.
Gated Community	A residential development comprising of detached or attached dwellings which are provided with restricted or controlled access and perimeters intended to prevent entry by non-residents.
Gross Roof Area	The total area under a roof, canopy, awning, ceiling, or roof-like projection or shelter including all covered areas whether they be wholly or partly enclosed or unenclosed under which trade takes place from time to time.
Gladstone State Development Area	The area within Council's area named as the Gladstone State Development Area and declared as such by regulation under the <i>State Development and Public Works Organisation Act 1971</i> .
Hydrogen Production Facility	Land used in whole or in part for the production of hydrogen.
Land Used	The predominant use of the land.
Lifestyle Unit (Independent Living Unit)	A dwelling (i.e. detached house, townhouse, or unit) that is self-contained and for which some level of support is or may be provided to residents, but that support is intended to be minimal or in emergent circumstances because the primary intent of the retirement/lifestyle village is to enable independent living.
Life Tenant	<p>A natural person who does not own a 50% or greater interest in any other residential land to whom a life tenancy of the dwelling has been granted:</p> <ul style="list-style-type: none"> <li>• under a valid will made by the deceased owner of the land; or</li> <li>• pursuant to the order or declaration of an Australian superior court (including the Family Court); and</li> <li>• upon terms obliging the person to pay the rates for the land.</li> </ul>

Term	Definition
Owner Occupied (principal place of residence)	<ul style="list-style-type: none"> <li>Land with a single dwelling, including a lot within a community titles scheme or gated community, for which the predominant use of the land is the place of residence where: <ul style="list-style-type: none"> <li>at least one (1) natural person who constitutes the owner/s of the land predominately resides; or</li> <li>at least one (1) natural person who is a life tenant of the dwelling predominately resides; or</li> <li>the land is owned by a company or trust and at least one (1) natural person who is the company owner or trustee predominately resides; or</li> </ul> </li> <li>Land with single or multiple dwellings, including a lot within a community titles scheme or gated community, that is temporarily unoccupied by the owner/s of the land for a period of time, for an acceptable reason why it is still considered to be owner occupied, as determined by the Chief Executive Officer.</li> </ul> <p>In establishing owner occupied status Council may consider, but not be limited to, the owner's declared address for electoral, taxation, property advertised for rental purposes or national health registration purposes, or any other form of evidence deemed acceptable by Council. All other residential premises are considered to be non-owner occupied.</p>
Pensioner	An owner occupier of land who holds a Queensland Pensioner Concession Card issued by Centrelink or Department of Veterans' Affairs or a Department of Veterans' Affairs Veteran Gold Card which entitles the holder to a concession on Council differential general rates.
Primary Land Use Code	Council's code used to identify the predominant use for which the property is utilised and is an indicator of the property's specific rating category.
Primary Land Use Code 64 to 69	<p>Council's code used to identify the following uses:</p> <ul style="list-style-type: none"> <li>64 – Cattle grazing &amp; breeding;</li> <li>65 – Cattle breeding &amp; fattening;</li> <li>66 – Cattle fattening;</li> <li>67 – Goats;</li> <li>68 – Dairy cattle (quota milk);</li> <li>69 – Dairy cattle (non-quota milk).</li> </ul>
Port of Gladstone	The area within the Gladstone Regional Council local government area covered by the current land use plan prepared by Gladstone Ports Corporation Ltd.
Predominant Use	The primary reason that the land is used, or the amount and type of activity associated with the land, notwithstanding the total area used for its predominant use, the zoning or permitted use of the land under planning laws. The land may also have ancillary uses, but they may not be its predominant use.
Property Owner	The definition of 'owner of land' under Schedule 4 of the <i>Local Government Act 2009</i> .
Queensland Government Pensioner Rate Subsidy Scheme	The scheme provided by the Queensland State Government for the provision of a subsidy towards Council rates and charges for Pensioners.
Rail Corridor Land	Has the meaning given under the <i>Transport Infrastructure Act 1994</i> .

<b>Term</b>	<b>Definition</b>
Renewable Energy	Land used in whole or in part for the generation and/or storage of energy from Renewable Resources that is connected to the main power grid or for any ancillary or associated purpose.
Renewable Resource	A naturally occurring resource that cannot be depleted and is constantly naturally replenished i.e. solar, wind, etc. Renewable resource does not include fossil fuels such as gas or coal.
Retirement/Lifestyle Village	A facility where older members of the community or retired persons reside, or are to reside, in independent living units or serviced units in accordance with the <i>Retirement Villages Act 1999</i> .
Shopping Centre	Premises used for the display, sale, hire or supply of goods or personal services to the public.
Strategic Port Land	Land that is strategic port land under section 286 of the <i>Transport Infrastructure Act 1994</i> .
Unimproved Value	The unimproved value of land as determined under the <i>Land Valuation Act 2010</i> .
Workforce Accommodation	A facility used primarily for the accommodation of persons who are away from their principal place of residence, other than tourists and holidaymakers, who are employed or work in, or in association with, construction, resources and mining activities, commonly known as a workers camp, single persons quarters, work camp, accommodation village, or barracks.

## 10 REVIEW

This policy is to be reviewed upon the earlier of:

1. Annually from the date of adoption of the most recent version;
2. Any relevant statutory review periods;
3. The related legislation or governing documents are amended or repealed; or
4. A request from the Chief Executive Officer or Council.

## 11 DOCUMENT CONTROL

<b>Version</b>	<b>Reason/Change</b>	<b>Date</b>	<b>Council Resolution</b>
1	Adoption. Revenue Statement applies to 2025/2026.		



## ATTACHMENT 1 – DIFFERENTIAL RATING CATEGORIES

For Attachment 1:

“>” means greater than.

“<” means less than.

“=” means equal to.

“>=” means greater than or equal to.

“<=” means less than or equal to.

All rateable land that is:

- a) vacant, intended to be used for residential purpose; or
- b) used for residential purpose by means of a single residence; or
- c) a lot within a community titles scheme containing two (2) lots; and
- d) located on the mainland or an island; and
- e) owner occupied.

Category	Criteria Summary – Rateable Valuation	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1RESCA	Rateable Valuation <=\$100,000	0.01686	\$ 1,269	10%	Residential
1RESCB	Rateable Valuation >\$100,000 =\$200,000	0.01602	\$ 1,686	10%	Residential
1RESCC	Rateable Valuation >\$200,000 =\$400,000	0.01265	\$ 3,204	10%	Residential
1RESCD	Rateable Valuation >\$400,000 =\$800,000	0.01012	\$ 5,060	10%	Residential
1RESCE	Rateable Valuation >\$800,000	0.00843	\$ 8,096	10%	Residential

All rateable land that is used for residential purposes by means of

- a) a single residence; or
- b) a lot within a community titles scheme containing two (2) lots; and
- c) located on the mainland or an island; and
- d) not owner occupied.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1RESCNPPRA	Rateable Valuation <=\$100,000	0.02023	\$ 1,396	10%	Residential
1RESCNPPRB	Rateable Valuation >\$100,000 =\$200,000	0.01922	\$ 2,023	10%	Residential
1RESCNPPRC	Rateable Valuation >\$200,000 =\$400,000	0.01518	\$ 3,844	10%	Residential
1RESCNPPRD	Rateable Valuation >\$400,000 =\$800,000	0.01214	\$ 6,072	10%	Residential
1RESCNPPRE	Rateable Valuation >\$800,000	0.01012	\$ 9,712	10%	Residential

All rateable land that is used, or intended to be used, for residential purposes; and

- a) a lot within a community titles scheme; or
- b) a vacant lot within a community titles scheme; and
- c) not part of a gated community; and
- d) located on the mainland or an island; and
- e) owner occupied.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
111	From 3 Lots to 8 Lots	0.03372	\$ 1,269	10%	Residential
111A	Greater than 8 Lots	0.05058	\$ 1,269	10%	Residential

All rateable land that is used for residential purposes; and

- a) is a lot within a community titles scheme; and
- b) is not part of a gated community; and
- c) located on the mainland or an island; and
- d) not owner occupied.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
111NPPR	From 3 Lots to 8 Lots	0.04047	\$ 1,396	10%	Residential
111ANPPR	Greater than 8 Lots	0.06070	\$ 1,396	10%	Residential

All rateable land that is used for residential purposes, is part of a gated community and is a lot within a community titles scheme.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
111B	Gated Communities Owner Occupier	0.02529	\$ 1,904	10%	Residential
111BNPPR	Gated Communities Non-Owner Occupier	0.03035	\$ 2,094	10%	Residential

All rateable land that is used for multi-residential purposes involving dwellings, flats or units as separate households, which do not form part of a community titles scheme or gated community; and as banded.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1FLAT1A	Dwellings/Units/Flats 2 <=\$200,000	0.03372	\$ 2,538	10%	Residential
1FLAT1B	Dwellings/Units/Flats 2 >\$200,000	0.02023	\$ 6,745	10%	Residential
1FLAT2	Dwellings/Units/Flats 3-4	0.04047	\$ 3,807	15%	Residential
1FLAT3	Dwellings/Units/Flats 5-9	0.04047	\$ 6,345	15%	Residential
1FLAT4	Dwellings/Units/Flats 10-14	0.04047	\$ 12,690	15%	Residential
1FLAT5	Dwellings/Units/Flats 15-19	0.04047	\$ 19,035	15%	Residential
1FLAT6	Dwellings/Units/Flats 20-24	0.05058	\$ 25,380	15%	Residential
1FLAT7	Dwellings/Units/Flats 25-29	0.05058	\$ 31,725	No Cap	Residential
1FLAT8	Dwellings/Units/Flats >=30	0.05058	\$ 38,070	No Cap	Residential

All rateable land used for, or being developed, in whole or in part or in connection or association with a retirement village or lifestyle village, including dwellings/units/flats/rooms, which do not form part of a community titles scheme or gated community; and as banded.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1RET1	Retirement/Lifestyle Villages <20	0.04047	\$ 6,345	15%	Residential
1RET2	Retirement/Lifestyle Villages 20-39	0.05058	\$ 12,690	15%	Residential
1RET3	Retirement/Lifestyle Villages 40-59	0.05058	\$ 25,380	15%	Residential
1RET4	Retirement/Lifestyle Villages 60-79	0.05058	\$ 38,070	No Cap	Residential
1RET5	Retirement/Lifestyle Villages 80-99	0.05058	\$ 50,760	No Cap	Residential
1RET6	Retirement/Lifestyle Villages 100-119	0.05058	\$ 63,450	No Cap	Residential
1RET7	Retirement/Lifestyle Villages 120-139	0.05058	\$ 76,140	No Cap	Residential
1RET8	Retirement/Lifestyle Villages 140-159	0.05058	\$ 88,830	No Cap	Residential
1RET9	Retirement/Lifestyle Villages 160-179	0.05058	\$ 101,520	No Cap	Residential
1RET10	Retirement/Lifestyle Villages 180-199	0.05058	\$ 114,210	No Cap	Residential
1RET11	Retirement/Lifestyle Villages >= 200	0.05058	\$ 126,900	No Cap	Residential

All rateable land that is valued with an Unimproved Value as set by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development excluding land approved or zoned for residential, business, commercial or industrial development purposes, other than land included within Category 1CATTLE.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1RURC	Rural	0.00691	\$ 1,269	10%	Rural

All rateable land used for animal husbandry, with the primary land use codes 64, 65, 66, 67, 68 & 69, and with an Unimproved Value as set by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development greater than or equal to \$1,000,000.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1CATTLE	Animal Husbandry, Rateable Valuation >=\$1 million	0.00674	\$ 6,662	10%	Rural

All rateable vacant land that is to be used for residential purposes, valued with a Site Value as set by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, and that has an area greater than 10 (ten) hectares.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1VAC10	Vacant Land >10ha	0.01686	\$ 1,269	No Cap	Large Vacant

All rateable land described in section 49 of the *Land Valuation Act 2010*, which qualifies for the discounted valuation under section 50 of that Act.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1DEV	Section 50 Vacant Land	0.02023	-	No Cap	Developer

All rateable land used, or being developed or zoned for business or commercial purposes, including motels, caravan parks, guest houses, bed and breakfast (B&B), hostels, and excluding land not otherwise categorised.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
109	Business/Commercial	0.03709	\$ 1,396	15%	Commercial

All rateable land used, or being developed or zoned for industrial purposes, other than land included within Categories 102MAJ, 102GSDA, 114, 102PORT, 101FUEL, 101OIL, 102LNG1, 110EXT, 1RENEW1-1RENEW20, and 1HYD1-1HYD4 inclusive.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
110	Light Industry	0.04526	\$ 1,423	15%	Commercial

All rateable land used in whole or in part, or being developed, for Workforce Accommodation with rooms, suites or caravan sites, with count of rooms/suites/caravan sites and as banded below.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1WC500	From 0 to 499 rooms/suites/caravan sites	0.15209	\$ 122,150	15%	Workforce
1WC501	From 500 to 999 rooms/suites/caravan sites	0.30418	\$ 244,300	15%	Workforce
1WC1000	1,000 or more rooms/suites/caravan sites	0.54826	\$ 455,110	15%	Workforce

All rateable land used, or being developed, for the purposes of a Shopping Centre with a Gross Roof Area (GRA) and as banded below.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
116	From 2,000m2 <= 6,000m2 GRA	0.02968	\$ 32,317	15%	Shopping Centre
112	From 6,001m2 <= 10,000m2 GRA	0.03858	\$ 97,022	15%	Shopping Centre
107	From 10,001m2 <= 20,000 m2 GRA	0.04451	\$ 161,517	15%	Shopping Centre
118	Greater than 20,000m2 GRA	0.08903	\$ 432,774	15%	Shopping Centre

All rateable land:

- a) used for, or being developed or in connection or association with, major industry; or
- b) located within a Special Purpose zone under the Gladstone Regional Council Planning Scheme 2015, adopted on 06 October 2015; or
- c) located within the Gladstone State Development Area being used for a commissioned major industrial purpose, excluding the land included in Categories 114, 102PORT, 101FUEL, 101OIL, 102LNG1, 110EXT, 1RENEW1-1RENEW20, and 1HYD1-1HYD4 inclusive; or
- d) used for the generation of electricity, excluding rateable land included in Categories 1RENEW1-1RENEW20; or
- e) used for the manufacture of aluminium oxide.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
102MAJ	Major Industry	0.18135	\$ 3,521	No Cap	Major Industry

All rateable land located within the Gladstone State Development Area:

- a) being developed, or approved for development, for future major industrial use; or
- b) upon which all or part of an industrial facility, the primary intended purpose of which is the manufacture of liquefied natural gas, is located or approved to be located.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
102GSDA	Major Industry (Gladstone State Development Area)	0.18135	\$ 3,521	No Cap	Major Industry

All rateable land used, or being developed for use, for the purposes of storage or handling facilities for the commodities or containers shipped through the Port of Gladstone, other than land included in Category 102PORT.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
114	Commodity/Container Storage/Handling Facilities – Port of Gladstone (Other)	0.13768	\$ 1,760	No Cap	Major Industry

All rateable land used, or being developed for use, for the purposes of storage or handling facilities for commodities or containers shipped through the Port of Gladstone, which is Strategic Port Land and is occupied by a port authority, the State, or a government entity, other than land included in Category 114.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
102PORT	Commodity/Container Storage/Handling Facilities – Port of Gladstone (Port/State/Govt)	0.15521	\$ 3,521	No Cap	Major Industry

All rateable land used, or being developed for the purposes of a bulk storage facility with a capacity greater than 1,000,000 litres of any combustible liquid or flammable liquid.

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
101FUEL	Bulk Storage Facility >1,000,000L Combustible/Flammable Liquid	0.18495	\$ 3,521	No Cap	Major Industry

All rateable land used, or being developed, for the purposes of a built oil recycling facility.					
Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
101OIL	Built Oil Recycling Facility	0.08052	\$ 105,606	No Cap	Major Industry

All rateable land used, for an operational liquefied natural gas processing facility.					
Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
102LNG1	Operational LNG Processing Facility	0.92283	\$ 5,632,318	No Cap	Major Industry

All rateable land: a) used for the extraction of minerals, resources, or other substances; or b) used, in connection or association with the extraction of minerals, resources or substances; or c) which is a mining lease issued under the <i>Mineral Resources Act 1989</i> .					
Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
110EXT	Extractive Industry, Mining Lease	0.02478	\$ 1,760	15%	Major Industry

All rateable land used in whole or in part, or being developed, in whole or in part, as a hydrogen production facility, with megawatt (MW) production as banded below.					
Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1HYD1	Hydrogen Production Facility 500<1000MW	0.38777	\$ 656,250	No Cap	Major Industry
1HYD2	Hydrogen Production Facility 1000<1500MW	0.38777	\$ 1,312,500	No Cap	Major Industry
1HYD3	Hydrogen Production Facility 1500<2000MW	0.38777	\$ 1,968,750	No Cap	Major Industry
1HYD4	Hydrogen Production Facility >=2000MW	0.38777	\$ 2,625,000	No Cap	Major Industry



All rateable land used, or being developed, in whole or part for;

- a) the generation and/or storage of energy from renewable resources that is connected to the main power grid; or
- b) the storage of electricity; or
- c) for any purpose ancillary to or associated with (a).

Category	Criteria Summary	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1RENEW1	Renewable Energy <10MW	0.03878	\$ 5,250	No Cap	Major Industry
1RENEW2	Renewable Energy 10<25MW	0.03878	\$ 10,500	No Cap	Major Industry
1RENEW3	Renewable Energy 25<50MW	0.03878	\$ 26,250	No Cap	Major Industry
1RENEW4	Renewable Energy 50<100MW	0.03878	\$ 52,500	No Cap	Major Industry
1RENEW5	Renewable Energy 100<150MW	0.03878	\$ 105,000	No Cap	Major Industry
1RENEW6	Renewable Energy 150<200MW	0.03878	\$ 157,500	No Cap	Major Industry
1RENEW7	Renewable Energy 200<300MW	0.09694	\$ 210,000	No Cap	Major Industry
1RENEW8	Renewable Energy 300<400MW	0.09694	\$ 315,000	No Cap	Major Industry
1RENEW9	Renewable Energy 400<500MW	0.09694	\$ 420,000	No Cap	Major Industry
1RENEW10	Renewable Energy 500<600MW	0.19388	\$ 525,000	No Cap	Major Industry
1RENEW11	Renewable Energy 600<700MW	0.19388	\$ 630,000	No Cap	Major Industry
1RENEW12	Renewable Energy 700<800MW	0.19388	\$ 735,000	No Cap	Major Industry
1RENEW13	Renewable Energy 800<900MW	0.19388	\$ 840,000	No Cap	Major Industry
1RENEW14	Renewable Energy 900<1000MW	0.19388	\$ 945,000	No Cap	Major Industry
1RENEW15	Renewable Energy 1000<1100MW	0.19388	\$ 1,050,000	No Cap	Major Industry
1RENEW16	Renewable Energy 1100<1200MW	0.19388	\$ 1,155,000	No Cap	Major Industry
1RENEW17	Renewable Energy 1200<1300MW	0.19388	\$ 1,260,000	No Cap	Major Industry
1RENEW18	Renewable Energy 1300<1400MW	0.19388	\$ 1,365,000	No Cap	Major Industry
1RENEW19	Renewable Energy 1400<1500MW	0.19388	\$ 1,470,000	No Cap	Major Industry
1RENEW20	Renewable Energy >=1500MW	0.19388	\$ 1,575,000	No Cap	Major Industry