

IMPORTANT RATES AND CHARGES INFORMATION

Frequency of Rates Notices

Rates and charges for the Mareeba Shire Council for the half year ended 31 December 2017 will be issued in August 2017 and for the half year ended 30 June 2018 notices will be issued in February 2018.

You are welcome to pay your rates in advance at any time, either by one off payments or regular periodical payments.

Discount

10% discount on the differential general rates only will be allowed if the rates and charges are paid in full and received by the due date.

Council will only allow discounts in relation to monies received in its bank account on or before the last day of the discount period.

It is strongly recommended that payment is not left until the last day as Council does not accept responsibility for postal or other unforeseen delays.

Interest Charged on Outstanding Balances

Outstanding rates and charges will accrue interest at the rate of 11% per annum, compounded on daily balances. Interest also applies to properties with outstanding balances that have an approved arrangement to pay by periodic payment.

Other Charges

Council now includes legal fees due to collection of overdue rates and charges on its half yearly rate notice.

How to Pay

Refer to the reverse of the rate notice for methods of payment information.

It is strongly recommended that payment be made 3 to 5 days prior to the discount date.

Payment Difficulties

To help ease the financial burden, payment by an agreed arrangement may be accepted under some circumstances. For arrangements to be made, ratepayers must contact the Rates Section on 1300 308 461 before the Due Date shown on any Notice. All approved arrangements will be confirmed in writing.

An arrangement may help in reducing interest charges; defer debt recovery action and the associated legal costs.

Have you recently changed address?

Property owners are required to notify Council of a change of address.

If you have changed address or intend to change your address from that stated on your rate notice, please advise Council in writing to enable records to be changed accordingly.

The Department of Natural Resources and Mines should also be advised of your new address.

Are you a Pensioner?

Ratepayers that reside on their property on a full or part pension may be entitled to receive Council and State remissions on their rates. Ratepayers are required to have either a Pensioner Concession Card or a Department of Veterans Affairs Gold Card.

The State Remission is 20% of your rates and charges up to a maximum of \$200 per annum.

The Council Remission is 30% of your differential general rates up to a maximum of \$240 per annum.

To apply, an Application for Pensioners Rate Remission form must be completed.

Not-for-profit Remission

Council grants a remission to approved not-for-profit community, recreation and sporting organisations. There are two types of remission:

- **Type A** - 100% of the general property rates per year, 100% on utility charges & waste management levy, rural fire & SES levy
- **Type B** - 50% of the general property rates per year, up to a maximum of \$1000 per year, 20% up to a maximum of \$200 per year on utility charges and the waste management levy and 100% of the rural fire & SES levy
- **Water consumption costs** >\$100 water per year
 - Group 1 - 35% donation up to a maximum of \$2000/year
 - Group 2 - 35% donation up to a maximum of \$1000/year
 - Group 3 - 35% donation up to a maximum of \$500/year

To be eligible you must meet the criteria documented in the Council's Rate Rebates and Remission Policy.

To apply, an Application for Rates and/or Charge Remission for Not-for-profit organisations must be completed.

Differential General Rates

Differential general rates are a contribution each ratepayer makes towards the cost of Council running the region which includes services such as: roads, bridges, kerbing and channelling, parks and gardens and libraries.

How Rates are Calculated?

Each year, Council determines a schedule of programs, services and projects to be undertaken in the coming year. Rates are determined by how much investment is required to deliver these programs, services and projects. Long term planning such as the Corporate Plan guide this process.

The Corporate Plan sets out the strategic direction for Council over the next three years and defines the strategies and programs that Council aims to deliver.

Differential general rates are calculated using the valuation provided by the Department of Natural Resources and Mines (DNRM) along with the Rating Category assigned to your property. DNRM issues valuations on an annual basis for all rateable properties.

Differential general rates are calculated for each property by multiplying the latest rateable value, by the rate in the dollar for the relevant category/subcategory set by council. If the amount calculated is less than the minimum general rate for the relevant subcategory for the property, then the minimum general rate applies.

Objection to Rating Category

Property owners must pay their rates even if they have lodged an objection. In accordance with the *Local Government Act 2009*, owners of rateable land have the right to object to the category their land is included in. All objections shall be made to the Chief Executive Officer, Mareeba Shire Council within 30 days of the date of issue of the rate notice.

The only basis for objection shall be that at the date of issue of the rate notice, having regard to the criteria adopted by Council, the land should be in another category. If an owner is aggrieved by the decision of the Chief Executive Officer, the owner may appeal to the Land Court against the decision.

IMPORTANT RATES AND CHARGES INFORMATION (CONT)

Utility Charges

Sewerage

The sewerage access charge for an average residential property is \$856 per annum. Ratepayers contribute to the cost of constructing, maintaining and operating the treatment plants and networks associated within the region via an annual access charge.

Water Access and Water Usage

The water access charge covers the cost of providing water supply, taking into account asset upgrades, replacements and provision for the future needs of water infrastructure.

The water usage charge reflects your specific water consumption and covers the variable cost of supplying water to consumers (e.g. wages, chemicals, electricity, and maintenance) on a two tiered basis.

Waste Collection

All residents of Mareeba Shire Council pay the same kerbside collection charge of \$278 a year. This charge is to pay for your kerbside wheelie bin pick-up. The waste area is defined as the area in which Council or Council's contractors provide a mobile waste collection service and is in addition to the Waste Management Levy which helps to fund operations of waste transfer stations and landfills.

Waste Management Levy

This levy of \$154 per year is to provide funds to assist with the cost of operating and managing the transfer stations and landfills throughout the shire. The fee also allows residents to take excess domestic waste to the landfills and transfer stations without any additional fee.

Special Rates and Charges

Russett Park Bridge Access

This rate is levied on properties in the Russett Park Bridge Access Area as a contribution towards the cost of building the bridge.

Kuranda and District Aquatic Centre

An annual charge of \$36 per property is levied on properties in the Kuranda and District Aquatic Centre Benefited Area as a contribution towards financing the construction of the Kuranda Aquatic Centre.

Hickory Road and Rosewood Drive

An annual charge of \$240 is levied on all rateable properties fronting Hickory Road and Rosewood Drive to repay costs of sealing the unsealed section of Hickory Road and Rosewood Drive.

Volunteer Brigade Equipment and Maintenance Levy

This charge applies to those properties identified in the relevant Rural Fire Area which will have access to respective Rural Fire Brigades. The monies collected go directly to the Rural Fire Brigades for the purchase, upkeep and maintenance of equipment. The annual levy is determined by the committees of each Rural Fire Brigade.

Irvinebank Reservoir Water Supply Benefited Area

This annual special charge of \$400 per property will be levied on all properties in the Irvinebank Water Benefited Area to cover the costs of operation, maintenance and capital expenditure associated with delivering water from the Ibis Dam to the town reservoirs.

Irvinebank Township Water Supply Benefited Area

This annual special charge of \$50 per property will be levied on all properties in the Irvinebank Water Benefited Area. These funds will be forwarded to the Irvinebank School of Arts and Progress Association for the purpose of raising funds as a reserve for future upgrades of the water reticulation system and/or the maintenance of the water reticulation system from the town reservoirs to the properties.

Mareeba and Kuranda Benefited Areas

Mareeba Benefited Area 1 & 2 - This special rate is levied on properties in the Mareeba Benefited Area to fund projects including but not limited to beautification works, promotional activities, regulated parking, street cleaning, street decorations and security.

Kuranda Benefited Area (Tourism Kuranda-Commercial Properties) - This special rate is levied on properties in the Kuranda Benefited Area to fund the promotion of Kuranda and its environs.

Kuranda Benefited Area (Tourism Kuranda-small accommodation operators) - This special charge is levied on properties in the Kuranda Benefited Area to fund the promotion of Kuranda and its environs.

Speewah Benefited Area

This special charge of \$24.72 per property is levied on properties in the Speewah Benefited Area to fund maintenance of equipment / infrastructure that provides television reception to those properties.

Extractive Industry Road Contribution

This special charge is levied on all extractive industry properties to fund road and drainage construction and repair within the Shire.

Emergency Management Levy

This levy is collected by Council on behalf of the Queensland Government in accordance with the *Fire and Emergency Services Act 1990 and Fire and Rescue Regulation 2011*. This levy is recognising that all Queenslanders are at risk from a wide range of emergencies including floods, cyclones, storms as well as fires and accidents. All funds received will be forwarded to the Queensland Fire and Emergency Services.

For any further enquiries please contact QFES on 13 74 68.

Local State Emergency Services (SES) Levy (Separate Charge)

This annual separate charge of \$2.80 is levied on all rateable properties within the Shire to fund the general operations and maintenance of the local State Emergency Services Groups



Important Rates and Charges Information

2017/2018

Visit our website: www.msc.qld.gov.au

This document has been developed in accordance with section 88 of the Local Government Regulation 2012

RATING CATEGORIES

Differential General Rates

The Council has determined to make and levy differential general rates on rateable land within the Mareeba Shire Council local government area in respect of the 2017/2018 financial year. The rateable value upon which the differential general rates are to be levied is based on the valuation, as determined by the Department of Natural Resources and Mines or in the case of mining claims as per Section 79 of the *Local Government Regulation 2012*.

The Council is required to raise an amount of revenue it sees as being appropriate to maintain assets and provide services to the region as a whole.

In deciding how that revenue is raised, the Council has taken into account the following factors:

- The principles outlined in its adopted Revenue Policy, and
- The rateable value of the land, and
- The level of services provided to that land and the cost of providing the services, and
- The use of land in so far as it relates to the extent of utilisation of Council's services, and
- Location and access to services.

The main criterion adopted by Council for the purpose of categorising the rateable land within the region is that the categorisation should reflect the predominant land use of the property. Within each predominant land use of some categories, the land has been further categorised according to valuation.

The following categories, descriptions, rates in the dollar and minimum general rates are to be used for rating purposes for all rateable properties within the local government area of the Mareeba Shire Council:

Categories A1 to A4 - Residential (Urban)

All land that is used for single unit residential purposes or any other rateable land not otherwise categorised including:

- properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the *Body Corporate and Community Management Act 1997* with an area less than or equal to 1,000m², and
- all residential land inside of the urban nodes.

Category (Regulation, section 81)	Differential General Rate (Act, s.94; Reg., S. 80)	Minimum General Rate (Reg., Sec 77)
A1 - Residential (Urban) - \$0 to \$72,000	0.01597	\$1000.00
A2 - Residential (Urban) - \$72,001 to \$130,000	0.00996	\$1,151.00
A3 - Residential (Urban) - \$130,001 to \$203,000	0.00897	\$1,296.00
A4 - Residential (Urban) - Greater than \$203,000	0.00768	\$1,821.00

Category B1 - Multi Unit

All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the *Body Corporate and Community Management Act 1997*.

Category (Regulation, section 81)	Differential General Rate (Act, s.94; Reg., S. 80)	Minimum General Rate (Reg., Sec 77)
B1 - Multi Unit	0.01128	\$1,000.00

Category C1 - Non-Residential

All other non-residential land excluding land categorised under categories D1, E1, E2, E3, E4, H1, J1 and K1 including properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the *Body Corporate and Community Management Act 1997* that operate as a commercial business e.g.: unit of shops, holiday villas etc.

Category (Regulation, section 81)	Differential General Rate (Act, s.94; Reg., S. 80)	Minimum General Rate (Reg., Sec 77)
C1 - Non-Residential	0.01177	\$1,121.00

Category D1 - Major Drive-in Shop or Shopping Centre

All land used for a drive-in shop or shopping centre with a rateable valuation greater than or equal to \$1,000,000.

Category (Regulation, section 81)	Differential General Rate (Act, s.94; Reg., S. 80)	Minimum General Rate (Reg., Sec 77)
D1 - Major Drive-In Shop or Shopping Centre	0.01759	\$28,870.00

Category E1 to E4 - Mining Leases/Claims

All land where mining leases and claims are used for prospecting or the development of a mine as defined in the *Mineral Resources Act 1989*, or where extractive industries are being conducted.

Category (Regulation, section 81)	Differential General Rate (Act, s.94; Reg., S. 80)	Minimum General Rate (Reg., Sec 77)
E1 - Mining Lease/Claims extraction of material does not exceed 200 cubic metres and where no operators/employees reside on the property.	0.06721	\$467.00
E2 - Mining Lease/Claims extraction of material does not exceed 200 cubic metres and operators/employees reside on the property.	0.08761	\$1,000.00
E3 - Mining Lease/Claims extraction of material exceed 200 cubic metres and employs between 11 - 50 employees.	0.42000	\$25,000.00
E4 - Mining Lease/Claims extraction of material exceed 200 cubic metres and employs over 50 employees.	0.84000	\$50,000.00

Category F1 - Primary Production

All land area which is predominately used for primary production purposes other than those properties defined as Category G1.

Category (Regulation, section 81)	Differential General Rate (Act, s.94; Reg., S. 80)	Minimum General Rate (Reg., Sec 77)
F1 - Primary Production	0.00861	\$1,625.00

Categories G1 - Large Grazing Properties

All land that is used for the primary purpose of raising livestock and land area exceeds 5,000 hectares.

Category (Regulation, section 81)	Differential General Rate (Act, s.94; Reg., S. 80)	Minimum General Rate (Reg., Sec 77)
G1 - Large Grazing Properties	0.00940	\$1,625.00

Category H1 - Speciality Industries

All land used for the slaughtering and processing of poultry.

Category (Regulation, section 81)	Differential General Rate (Act, s.94; Reg., S. 80)	Minimum General Rate (Reg., Sec 77)
H1 - Speciality Industries	0.01551	\$25,590.00

Categories I1 to I3 - Extractive Industries (Quarries)

All land used or capable of being used for extractive industry purposes, where the quantity of material capable of being extracted &/or screened.

Category (Regulation, section 81)	Differential General Rate (Act, s.94; Reg., S. 80)	Minimum General Rate (Reg., Sec 77)
I1 - Extractive Industry (Quarry) - up to a maximum of 5,000 tonnes per annum	0.00782	\$500.00
I2 - Extractive Industry (Quarry) - between 5,000 and 100,000 tonnes per annum (inclusive)	0.00153	\$550.00
I3 - Extractive Industry (Quarry) - greater than 100,000 tonnes per annum	0.00058	\$600.00

Category J1 - Heavy Industries - Sugar Mill

Land used for a Sugar Mill

Category (Regulation, section 81)	Differential General Rate (Act, s.94; Reg., S. 80)	Minimum General Rate (Reg., Sec 77)
J1 - Heavy Industry - Sugar Mill	0.33170	\$96,193.00

Category K1 - Heavy Industries - Waste Facility

Land used for a large commercial waste facility.

Category (Regulation, section 81)	Differential General Rate (Act, s.94; Reg., S. 80)	Minimum General Rate (Reg., Sec 77)
K1 - Heavy Industry - Waste Facility	0.22113	\$67,444.00

Categories M1 to M3 - Residential (Rural)

All residential land outside of the urban nodes, or all land where the Building Unit Plan or Group Titles Plan is lodged under the *Body Corporate and Community Management Act 1997* with an area exceeding 1,000m², other than land that is categorised as Category F1 (Primary Production).

Category (Regulation, section 81)	Differential General Rate (Act, s.94; Reg., S. 80)	Minimum General Rate (Reg., Sec 77)
M1 - Residential (Rural) - \$0 to \$119,000	0.01252	\$1000.00
M2 - Residential (Rural) - \$119,001 to \$250,000	0.00894	\$1,491.00
M3 - Residential (Rural) - greater than \$250,000	0.00888	\$2,236.00

Category N1 - Unused Land

All vacant land in the localities of Watsonville, Irvinebank, Mt Albion, Thornborough, Stannary Hills and Mungana that is not used for any purpose and is not included in any other category.

Category (Regulation, section 81)	Differential General Rate (Act, s.94; Reg., S. 80)	Minimum General Rate (Reg., Sec 77)
N1 - Unused Land	1.01	Nil

Category S1 - Approved Sub-dividers

All land valued in accordance with the provisions of Section 49 of the *Land Valuation Act 2010* and Section 77 (3) of the *Local Government Regulation 2012*.

Category (Regulation, section 81)	Differential General Rate (Act, s.94; Reg., S. 80)	Minimum General Rate (Reg., Sec 77)
S1 - Approved subdividers	0.01227	Nil

Minimum General Rate

A minimum general rate has been set for each category that takes into account the minimum cost per annum of providing common services to every ratepayer as well as general administration costs.

Council exempts the following types of properties from the Minimum General Rate under Section 77 (3) of the *Local Government Regulation 2012*:

- All land subject to concessional valuation in accordance with the provisions of Section 49 of the *Land Valuation Act 2010*.

