

DIFFERENTIAL RATING

The Hinchinbrook Shire Council at the Budget Meeting held on 29 June 2017, resolved that a system of differential rating be applied to all the rateable land in the Shire for the year ending 30 June 2018, as provided by the *Local Government Act 2009* and *Local Government Regulation 2012*.

Council is required to raise sufficient revenue it considers appropriate to maintain general assets and provide services to the community including the costs of governance and administration of the Council. Council will use a system of differential rating for 2017/2018. Differential rating provides equity through recognising:

- Significant variation in valuations and level of rating in the same classes of land resulting from the revaluation of the Shire for local government area; and
- The level of services provided to that land and the cost of providing the services compared to the rate burden that would apply under a single general rate; and
- The use of land in so far as it relates to the extent of utilisation of Council's services; and
- Relative valuations as between different types of land.

The Council has identified on the rate notice the category in which your land is included. The following are the various categories, which have been adopted by Council.

Column 1 - Category (section 81)	Column 2 - Description (section 81)	Column 3 - Identification (sections 81(4) and 81(5))	Column 4 Rate in the \$	Column 5 Minimum General Rate (\$)	Column 6 Limitation (cap)
1. Residential A	Land used, or capable of being used for purpose of a single residential dwelling, which has a rating valuation between \$0 and \$40,000.	Land having the land use codes of 01, 02, 04, 05, 06, 08, 09 or 72.	1.908	615.10	No Limit
2. Residential B	Land used, or capable of being used for purpose of a single residential dwelling, which has a rating valuation between \$40,001 and \$100,000.	Land having the land use codes of 01, 02, 04, 05, 06, 08, 09 or 72.	1.087	999.60	No Limit
3. Residential C	Land used, or capable of being used for purpose of a single residential dwelling, which has a rating valuation greater than \$100,000.	Land having the land use codes of 01, 02, 04, 05, 06, 08, 09 or 72.	1.066	1,178.90	No Limit
4. Multi Unit Residential A	Land used, or capable of being used, for the purpose of multiple residential units (2 or 3 flats).	Land having the land use code of 03.	1.139	1,299.90	No Limit
5. Multi Unit Residential B	Land used, or capable of being used, for the purpose of multiple residential units (4 or 5 flats).	Land having the land use code of 03.	1.327	1,645.00	No Limit
6. Multi Unit Residential C	Land used, or capable of being used, for the purpose of multiple residential units (6 or more flats).	Land having the land use code of 03.	1.346	1,891.70	No Limit
7. Community Purposes	Land used for community purposes, including as a sports club or facility, cemetery, library, educational facility, religious institution, showground, racecourse, airfield, park, garden or for Commonwealth, State or local government purposes.	Land having the land use codes of 48, 50-59.	0.919	1,330.00	No Limit
8. Commercial A	Land used for commercial purposes, which has a rating valuation of less than \$1,250,000 other than land included in category 10.	Land having the land use codes of 01, 04, 07, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 30, 41, 42, 43, 44, 45, 46, 47, 49, 91, 92, 96, 97 or 99.	1.363	1,304.50	No Limit
9. Commercial B	Land used for commercial purposes, which has a rating valuation greater than or equal to \$1,250,000 other than land included in category 10.	Land having the land use codes of 01, 04, 07, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 30, 41, 42, 43, 44, 45, 46, 47, 49, 91, 92, 96, 97 or 99.	0.822	13,040.40	No Limit
10. Drive-In Shopping Centre	Land used for the purposes of a shopping centre with a gross floor area greater than 3,500 sq. metres.	Land having the land use code of 16.	1.773	13,143.90	No Limit
11. Industrial	Land used for industrial purposes other than land included in category 12, 14 and 15.	Land having the land use codes of 01, 04, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40.	1.381	1,355.70	No Limit
12. Quarries	Land used for the purpose of extractive industries or quarrying licensed for more than 5,000 tonnes of material other than land included in category 11.	Land having the land use code of 40.	3.418	6,564.70	No Limit
13. Island Land	Land located on Pelorus Island or Orpheus Island.		2.085	1,330.00	No Limit
14. Harbour Industries	Land used for the purpose of harbour industries including a bulk sugar terminal with a land area greater than 5 hectares.	Land having the land use code of 39.	4.614	51,580.20	No Limit
15. Sugar Mills	Land used for the purposes of sugar milling operations.	Land having the land use code of 35.	11.043	103,160.20	No Limit
16. Sugar Cane and Forestry A	Land used for the purposes of growing sugar cane, or for forestry or logging, where the valuation per hectare of the land is less than \$1,400.	Land having the land use code of 75 or 88.	2.321	1,327.60	10%
17. Sugar Cane and Forestry B	Land used for the purposes of growing sugar cane, or for forestry or logging, where the valuation per hectare of the land is between \$1,400 and \$2,130.	Land having the land use code of 75 or 88.	2.954	1,327.60	10%
18. Sugar Cane and Forestry C	Land used for the purposes of growing sugar cane, or for forestry or logging, where the valuation per hectare of the land is greater than \$2,130.	Land having the land use code of 75 or 88.	3.283	1,327.60	10%
19. Other Rural Land	Land used for rural purposes, other than land included in category 16, 17, or 18.	Land having the land use codes of 60, 61, 64, 65, 66, 67, 68, 69, 70, 71, 73, 74, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 89, 90, 93, 94, 95.	1.044	1,392.70	No Limit
20. Other Land	Land not included in any of the above categories		1.044	1,392.70	No Limit

LAND USE CODES

01 Vacant Urban Land	26 Funeral Parlours	51 Religious	78 Rice
02 Single Unit Dwelling	27 Hospitals, conv, homes (Medical care) (Private)	52 Cemeteries	79 Orchards
03 Multi Unit Dwelling (Flats)	28 Warehouse & Bulk Stores	53 Commonwealth Government	80 Tropical Fruits
04 Large Home Site-Vac	29 Transport Terminal	54 State Government [excludes a GOC]	81 Pineapples
05 Large Home Site - Dwg	30 Service Station	55 Library	82 Vineyards
06 Outbuildings	31 Oil Depot & Refinery	56 Showground, Racecourse, Airfield	83 Small Crops & Fodder Irrig
07 Guest House/Private Hotel	32 Wharves	57 Parks, Gardens	84 Small Crops & Fodder Non Irrig
08 Building Units - Primary use only	33 Builders yard, contractors	58 Educational include K/garten	85 Pigs
09 Group Title - Primary use only	34 Cold Stores - Ice Works	59 Local Government	86 Horses
10 Comb. Multi Dwelling & Shops	35 General Industry	60 Sheep Grazing - Dry	87 Poultry
11 Shop Single	36 Light Industry	61 Sheep Breeding	88 Forestry & Logs
12 Shops - group (more than 6 shops)	37 Noxious/Offensive Industry	64 Breeding	89 Animal Special
13 Shopping group (2 to 6 shops)	38 Advertising-Hoarding	65 Breeding & Fattening	90 Stratum
14 Shops - Main Retail (Central Business District)	39 Harbour Industries	66 Fattening	91 Transformers
15 Shops - Second Retail (Fringe central business presence of service ind)	40 Extractive	67 Goats	92 Defence Force Estab
16 Drive in shopping centre	41 Child care ex k/garten	68 Milk - Quota	93 Peanuts
17 Restaurant	42 Hotel/Tavern	69 Milk - No Quota	94 Vacant Rural Land (Excl 01 & 04)
18 Special Tourist Attraction	43 Motel	70 Cream	95 Reservoir, dam, bores
19 Walkway	44 Nurseries (Plants)	71 Oil Seed	96 Public Hospital
20 Marina	45 Theatres Cinemas	72 Section 25 Vain	97 Welfare Home/Institution
21 Residential Institution (Non Medical care)	46 Drive-in Theatre	73 Grains	98 Concessional Unit [Sec 17 Valuation of Land Act 1944]
22 Car Parks	47 Licensed Club	74 Turf Farms	99 Community Protection Centre
23 Retail Warehouse	48 Sports Clubs/Facilities	75 Sugar Cane	
24 Sales area outdoor (Dealers, boats, cars etc)	49 Caravan Park	76 Tobacco	
25 Professional Offices	50 Other Clubs (Non Business)	77 Cotton	

THE CATEGORY OF YOUR PROPERTY IS LISTED ON THE FRONT OF YOUR RATE NOTICE

" IMPORTANT "

By virtue of the provisions of Section 89 of the *Local Government Regulation 2012*, you are hereby notified as follows:

- (a) Your land has been categorised by the Council and if you consider that as at the date of the issue of this Notice, your land should, having regard to the criteria adopted by Council, have been included in another of the categories listed in this statement you may object to Council against the categorisation of this land by posting or lodging with the Chief Executive Officer, PO Box 366, Ingham, a Notice of Objection in the prescribed form within thirty (30) days of this date; (A copy of the form is attached to the back of this schedule and further copies are available at the Shire Office).
- (b) That the only ground on which you may so object is that your land should, having regard to the criteria adopted by Council, have been included in some other Category.
- (c) That the posting to or lodging of an objection with Council shall not in the meantime interfere with or affect the levy and recovery of the Rates referred to in this Rate Notice; and
- (d) That where the objection is allowed and the land is taken to have been included in that Category claimed by the objector as at the date of issue of this Rate Notice an adjustment of the amount of Rates levied or, as the case may be, the amount of Rates paid shall be made.

LIMITATION ON INCREASES IN RATES AND CHARGES

As identified in Column 6 of the table above, Council has decided to apply capping to all Cane/Forestry lands which ensures that lands categorised as Category 16, Category 17 and Category 18 as at 1 July 2017 will not exceed the amount of general rates levied for the property for the previous year plus a percentage increase resolved by Council. This is subject to a minimum rate for each category and the provisions set out below.

Provisions for capping of general rates

- a) Capping will apply to any land categorised as Cane/Forestry Category 16, Category 17 and Category 18. The concession is not available retrospectively and will only apply from the beginning of a financial year.
- b) Land which is sold during 2017/18 is not eligible for capping in 2018/19. Capping is then re-applied during 2019/20.
- c) Capping does not apply in the year, or the following financial year, where the land use is changed from an 'uncapped' category to a 'capped' category

CLEANSING CHARGES (ALL CLEANSING AREAS)

Rateable Land - \$237.70 per annum for provision of a 240 litre Mobile Garbage Bin (MGB) of a domestic waste collection service per week and a 240 litre MGB recyclable waste collection service per fortnight.

Non-Rateable Land - 1st service - \$388.90 per annum for provision of a 240 litre MGB of a domestic waste collection service per week and a 240 litre MGB recyclable waste collection service per fortnight.

Additional services - \$237.70 per annum for provision of 240 litre MGB of a domestic waste collection service per week and a 240 litre MGB recyclable waste collection service per fortnight.

Additional Services - An additional weekly 240 litre domestic waste collection service **only** will be provided at a charge of \$188.39 per annum. An additional fortnightly 240 litre recyclable waste collection service will be provided at a charge of \$49.31 per annum.

WASTE MANAGEMENT LEVY

\$151.20 per annum levied on all rateable assessments. This charge is to assist Council to manage refuse tips including remediation costs, refuse transfer stations, green waste processing and the attendant environmental considerations implemented to meet environmental licensing and control standards.

WATER CHARGES (ALL AREAS)

Water will be assessed on the following basis:-

A Consumption Charge of \$1.01 per kilolitre levied on the metered water consumption for all properties in the supply area, with a minimum charge of \$5 per meter.

Water meters are read twice per year in October/November /December (half year reading) and May/June (end of year reading).

The charge for consumption shall be payable in addition to the water base charge.

The Water Base Charge Component of \$370.20 per annum shall be levied as follows:

SITUATION	APPLICABLE BASE CHARGE
Each separate Parcel of Land without a water connection in the supply area	One Base Charge for each separate parcel of land
Multiple residential uses for which there are not separately metered connections	One Base Charge for each separate residential use
20 mm Meter	1.0 multiplied by the Base Charge
25 mm Meter	1.5 multiplied by the Base Charge
32 mm Meter	2.5 multiplied by the Base Charge
40 mm Meter	4.0 multiplied by the Base Charge
50 mm Meter	6.5 multiplied by the Base Charge
80 mm Meter	17.0 multiplied by the Base Charge
100 mm Meter	26.0 multiplied by the Base Charge
150 mm Meter	59.0 multiplied by the Base Charge

SEWERAGE CHARGES

The Sewerage Charge is levied on a unit basis and is priced to recover the costs of constructing, operating, maintaining and managing the sewerage areas of the Shire. The amount of the Sewerage Unit Charge of \$108.40 per unit, per annum assessed with the following scale, applies to particular premises provided with sewerage or the Council is agreeable to accept sewerage from such premises.

SEWERAGE UNIT SCALE

Aged Persons Complex - per bed	2	Multi-tenancy Premises - per shop/office.....	7
Caravan Park	22	Nurses Quarters Complex.....	47
Canossa Home	168	Police Station Complex	15
Child Day Care Centre / Kindergarten....	14	Processing/Packaging Plant	50
Church / Hall or Welfare Club	6	Rooming House	9
Closed Processing Plant	20	Railway	22
Court House	15	Recreation / Sporting Club	10
Dwelling House.....	7	Restaurant	14
Flats - each	7	Racecourse	13
Forestry Administration Centre	14	Sawmill - small	22
Hall (AAFC Cadets)	10	Sawmill - large.....	44
Hospital	128	School -less than 30 pupils.....	10
Hotel/Tavern.....	60	School - 30 to less than 100 pupils.....	50
Hotel Accommodation/Backpackers per room.....	0.5	School -100 to less than 400 pupils.....	60
Ingham TAFE/Library Complex	55	School - 400 or greater than pupils	90
Licensed Social Club	32	Self contained Single Bed-Room Accommodation Unit.....	5
Licensed Sporting Club	22	Shop or Office	7
Licensed Nightclub	32	Service Station.....	10
Lucinda Wanderers Holiday Park	74	Supermarket - medium	20
Medical Centre	28	Supermarket - large.....	60
Motel - small (Rooms < 10)	20	Theatre.....	22
Motel - medium (Rooms 10 - 25).....	60	Use not otherwise listed	7
Motel - large (Rooms > 25)	70	Vacant lot of land	5

RATE REBATE and CONCESSIONS

Pensioners

A rate subsidy is available for approved pensioners as follows: State Government and Council both grant subsidy/concession of 20% with a maximum of \$200 per annum. Full particulars of the State Government and Council Subsidy Scheme may be obtained from the Rates Department.

Pensioner Application forms can be found on Council's website: www.hinchinbrook.qld.gov.au.

Not for Profit Community Organisations

Not for Profit Community Organisations may be entitled to a Rate Concession. Application forms and conditions regarding the remission are available from the Rates Department or can be found on Council's website: www.hinchinbrook.qld.gov.au.

INTEREST CHARGE

Compound interest at the rate of 11% per annum shall be levied on all overdue rates and charges (including water consumption invoices) after the due date on the notice.

PERIODIC PAYMENTS

In Arrears

Council will allow landowners who are unable to pay their rates by the due date to enter into an arrangement to make periodic payment in arrears following the levy of the rates and charges. Such arrangements should be put in writing and addressed to the Chief Executive Officer or you can discuss your options with Council's Rates Department by phoning (07) 4776 4623.

In Advance

Landowners can make periodic payments in advance of the levy of the rates and charges.

RATE RECOVERY

Council requires payment of rates and charges within the specified period (i.e. by the due date of payment) and will pursue the collection of overdue rates and charges diligently but with due concern for any financial hardship faced by ratepayers. Action will be taken through solicitors, debt collectors or the magistrate court as appropriate.

ISSUE OF NOTICES

Notices for the 2017/2018 financial year will be issued six monthly.

TIME WITHIN WHICH RATES MUST BE PAID

Rates and charges must be paid by the Due Date, with the Due date being 30 September 2017 and 31 March 2018.

QUEENSLAND STATE GOVERNMENT EMERGENCY MANAGEMENT, FIRE AND RESCUE LEVY

The Emergency Management, Fire and Rescue Levy is a Queensland State Government levy. Hinchinbrook Shire Council acts as a collection agent only. State Government subsidy is available to Approved Pensioners. Further information is available on the Queensland Fire and Emergency Service website www.fire.qld.gov.au

CONSTRUCTION OF BROWN LANE SPECIAL RATE

Council will levy a \$2,000 special rate per annum to three (3) benefited landowners described as Lot 11 SP288756, Lot 1110 SP272679 and Lot 12 I22433 over 20 financial years to repay capital costs for the construction of a new service road. This Special Charge will cease 2036/2037.

RURAL FIRE BRIGADE SPECIAL CHARGE

The special charge is levied on rateable lands serviced by the rural fire brigades listed below. This is for the purpose of providing these voluntary service brigades with the financial resources to acquire and maintain fire fighting equipment. For any enquiries regarding this special charge, please contact the Rural Fire Service on 07 4796 9083.

Annual Charge

Crystal Creek	\$30
Bambaroo	\$30
Seymour	\$30
Stone River	\$30
Toobanna	\$20

PAYMENTS

Details of options for payment are included on the rate notice.

Agencies - Council uses Agencies BPAY, BPOINT and Australia Post.

By Mail - Payments received through the post.

Cash payments - Cash payments only will be rounded to the nearest 5 cents.

Direct debit - Council offers direct debit agreements to suit your circumstances with regular payments being debited to your nominated bank account at set regular times. Contact the Council's Rates Department to discuss entering into a direct debit agreement.

Payments in Advance - Council accepts payments in advance towards future rates and charges. Payments may be made at any time for any value. Interest is not payable on any credit balances held.

CHANGE OF ADDRESS

Please notify Council in writing of any change of address.

COUNCIL CONTACTS

Telephone

General Enquiries

Office hours (8:30am to 5:00pm)

Telephone (8:30am to 5:00pm)..... 07 4776 4600

Facsimile

Mayor/CEO Office

Financial Services

Rates & charges owing to Council

and Property enquiries..... 07 4776 4623

EMAIL

council@hinchinbrook.qld.gov.au

MAILING ADDRESS

PO Box 366 INGHAM QLD 4850

DELIVERY ADDRESS

Council Office - 25 Lannercost St, Ingham
Council Depot - Martin St, Ingham



NOTICE OF OBJECTION AGAINST CATEGORISATION

PO Box 366, Ingham, QLD, 4850

Phone: 07 4776 4600 FAX: 07 4776 3233

Email: council@hinchinbrook.qld.gov.au

Please use BLOCK LETTERS and complete all details in full.	<p><i>Local Government Regulation 2012, Section 89</i></p> <p>Privacy Statement Hinchinbrook Shire Council is collecting your personal information in accordance with Local Government Act 2009. The information will only be used by authorised officers for the purpose of verification and ensuring our record is accurate. Your information will not be given to any other person or agency unless you have given us permission or we are required or allowed to by law.</p>
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Section 1 – Applicant(s) Details

Please tick applicable box.	I / We,
	Address: (for service of notices)
	<input type="checkbox"/> The owner(s) <input type="checkbox"/> A person authorised by the owner(s)
	Phone Number: (H)
<p><i>Being the owner (s) of the land described hereunder hereby give notice that *I/We object against the category in which the land has been included in the rate notice issued by the Hinchinbrook Shire Council on the day of 20....., for the purpose of making and levying differential general rates on the land.</i></p>	

Section 2 - Particulars of Land

	Valuation Number:	Existing Category:
	Property Description/s:	
	Property Address:	

Section 3 - Objection

	<p><i>My / Our ground of objection is that as the date of issue of the relevant rate notice the land should, having regard to the criteria adopted by the Local Authority, have been included in the following category, being a category listed in the rate notice other than the one in which it was included.</i></p>	
Please tick applicable box	Category in which *I am / we are of the opinion the rateable property should have been included:	
	<input type="checkbox"/> Residential	<input type="checkbox"/> Industrial <input type="checkbox"/> Sugar Cane/Forestry
	<input type="checkbox"/> Multi Unit Residential	<input type="checkbox"/> Quarries <input type="checkbox"/> Other Rural Land
	<input type="checkbox"/> Community Purposes	<input type="checkbox"/> Island <input type="checkbox"/> Other Land
	<input type="checkbox"/> Commercial	<input type="checkbox"/> Harbour Industries
	<input type="checkbox"/> Drive-in Shopping Centre	<input type="checkbox"/> Sugar Mills
Should there be insufficient space on the form to supply full particulars, please attach a separate statement signed by the owner(s) containing the relevant particulars.	The facts and circumstances on which *my / our opinion is based are as follows:	
	
	
	Applicant Signature:	Date:

FOR OFFICE USE ONLY	Property No:	Objection Received:
	Decision:	Date of Effect:
	Approved by:	Date: