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## REVENUE STATEMENT AND RATES AND CHARGES FOR THE 2016/2017 FINANCIAL YEAR

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### RECOMMENDATION:

- (i) That Council resolves pursuant to Chapter 4, Parts 1 & 2 of the *Local Government Act 2009* and Chapter 4 of the *Local Government Regulation 2012*:-

To adopt the attached Revenue Statement for the 2016/2017 financial year.

- (ii) That Council resolves pursuant to chapter 4 of the *Local Government Regulation 2012*:-

To adopt the recommendations contained in the attached Rates and Charges for the 2016/2017 financial year.

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### ATTACHMENTS:

- Land Use Codes Schedules A - F
- Map of Benefited Area Rural Electrification Cameron Creek Road Area
- Town Maps
- Kerbside Collection Maps
- Sewerage Area Maps
- Revenue Policy
- Debt Collection Policy

Martin Cookson

#### **Director Corporate Services**

Timothy Cronin

#### **Chief Executive Officer**

a *dynamic* team supporting a *vibrant* community



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## 2016-2017 Revenue Statement

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### 1. INTRODUCTION

This statement outlines and explains the revenue raising measures adopted by the Cook Shire Council in the preparation of its Budget for the 2016/2017 financial year in regard to:

- The basis of making and levying of rates and charges
- The criteria used to set the amount of regulatory fees
- Concessions and rebates on rates and charges
- Any limitation on increase in rates and charges

The revenue statement applies to all revenue raising activities of the Council. This statement has been prepared in accordance with the requirements of Section 172 of the *Local Government Regulation 2012*.

### 2. LEGISLATIVE REQUIREMENTS

Section 104 of the *Local Government Act 2009* requires that a local government must comply with the requirements prescribed under a regulation regarding the financial management documents, which includes an annual budget and a revenue statement.

Section 169 of the *Local Government Regulation 2012* requires that a local government must prepare a revenue statement each financial year. Section 172 (1) of the *Local Government Regulation 2012* requires that a revenue statement must state the following:

- (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 good and services.

Section 172 (2) of the *Local Government Regulation 2012* requires that the revenue statement for a financial year must include the following information 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. DEFINITIONS

*Rateable Land* – is defined by Chapter 4, Part 1 of the *Local Government Act 2009* and Chapter 4 of the *Local Government Regulation 2012* as any land or building unit, in the local government area, that is not exempted from rates.

*Strata Title Unit* – is deemed to be each lot created pursuant to the provisions of the *Body Corporate and Community Management Act 1997*.

For the purpose of making levying and imposing rates and charges, the term Rural Townships include the towns of Ayton, Coen, Lakeland, Laura, Marton, Portland Roads, and Rossville. These areas are clearly defined on the township maps, as attached.

For the purpose of making, levying and imposing rates and charges the Cooktown & Environs; Rural Electrification Cameron Creek Road; Bloomfield, Marton, Rossville and Poison Creek Rural Fire Brigades; Cooktown, Coen, Lakeland, and Laura Water Areas; Cooktown and Coen Sewerage Areas; Coen, Cooktown, Marton, Lakeland, Laura, Peninsula Development Road (between Laura & Lakeland), Oaky Creek, Poison Creek, Endeavour Valley Road, Helenvale, Rossville, Ayton Kerbside Collection Areas will be the areas clearly defined on those maps, as attached.

- For the purposes of calculating water charges refer to 2016/2017 Water Tariff Charges in accordance with the adopted schedule (Rates & Charges).
- For the purposes of calculating sewerage charges refer to 2016/2017 Sewerage Unit Table in accordance with the adopted schedule (Rates & Charges).
- For the purpose of calculating Waste Management charges refer to 2016/2017 Waste Management Unit Table in accordance with the adopted schedule (Rates & Charges).
- For the purposes of calculating utility charges, the term "Strata title unit" is deemed to be "each lot created pursuant to the provisions of the *Body Corporate and Community Management Act 1997*".

### 3.1 DIFFERENTIAL RATING CATEGORIES

The following categories and descriptions are to be used for rating purposes for all rateable properties.

<b>Differential Rate Table 2016/2017</b>			
<b>Category</b>	<b>Description</b>	<b>Minimum \$</b>	<b>Cent in \$</b>
<b>Residential</b>			
<i>Land that is within the defined areas of the Rural townships of Ayton, Coen, Lakeland, Laura, Marton, Portland Roads and Rossville.</i>			
Criteria Listed in Schedule A			
Rural Townships 21	Rateable Valuation from \$1 - \$130,000	910.00	0.74253
Rural Townships 23	Rateable Valuation from \$130,001 - \$190,000	955.00	0.677700
Rural Townships 24	Rateable Valuation from \$190,001 >	1310.00	0.549450
<i>Land that is located outside of the defined areas of all townships.</i>			
Outside Townships 31	Rateable Valuation from \$1 - \$113,000	915.00	0.984270
Outside Townships 33	Rateable Valuation from \$113,001 - \$190,000	1135.00	0.919720
Outside Townships 34	Rateable Valuation from \$190,001 >	1765.00	0.864030
<i>Land that is used for residential purposes and is located in the defined area of Cooktown and Environs.</i>			
Criteria Listed in Schedule B			
Cooktown & Environs 71	Rateable Valuation from \$1 – \$113,000	975.00	1.1686
Cooktown & Environs 74	Rateable Valuation from \$113,001 - \$248,000	1375.00	1.1707
Cooktown & Environs 75	Rateable Valuation from \$248,001 - \$496,000	2990.00	1.0971
Cooktown & Environs 77	Rateable Valuation from \$496,001 >	8020.00	1.08955
<b>Rural</b>			
<i>All properties which are used predominately for primary production.</i>			
Rural Productive 51	Criteria listed in Schedule C	920.00	0.852220
<b>Commercial &amp; Industrial</b>			
<i>Properties not included in any other category</i>			
Other 62	Criteria listed in Schedule D	920.00	1.4111

<i>Land used for Commercial and Industrial Purposes and located in the defined area of Cooktown &amp; Environs</i>			
Cooktown & Environs 81	Criteria listed in Schedule E	950.00	1.322600
<i>Properties used for the purpose of a permanent pump site for private residential supply only.</i>			
Permanent Pump Site 91	Criteria listed in Schedule F	395.00	1.268700
<b>Other Intensive Business &amp; Industries</b>			
<i>Land that is used for Extractive purposes (Land Use Code – 40 Extractive )</i>			
Extractive 41	Other Mining Activities	410.00	4.176500
Extractive 42	Mining Claims	410.00	3.718800

## LAND USE CODES

SCHEDULE A
<p><b>01</b> Vacant urban land;</p> <p><b>02</b> Residential, single unit dwelling;</p> <p><b>03</b> Multiple dwelling (Flats);</p> <p><b>04</b> Large vacant urban land;</p> <p><b>05</b> Large homesites – dwelling;</p> <p><b>06</b> Outbuildings;</p> <p><b>07</b> Guest House/Private Hotel;</p> <p><b>08</b> Building Units; (Commercial or Industrial purposes only);</p> <p><b>09</b> Group Titles; (Commercial or Industrial purposes only);</p> <p><b>10</b> Combined Multi Dwelling &amp; Shop;</p> <p><b>11</b> Shop - Single;</p> <p><b>12</b> Shops - Shopping group (more than 6 shops);</p> <p><b>13</b> Shopping group (2 to 6 shops);</p> <p><b>16</b> Drive In Shopping Centres;</p> <p><b>17</b> Restaurant;</p> <p><b>19</b> Walkway;</p> <p><b>20</b> Marina;</p> <p><b>21</b> Residential Institution (non-medical care);</p> <p><b>22</b> Car Park;</p> <p><b>23</b> Retail Warehouse;</p> <p><b>24</b> Sales Area Outdoor;</p> <p><b>25</b> Offices;</p> <p><b>26</b> Funeral Parlours;</p> <p><b>27</b> Hospitals; Convalescent Homes (Medical Care) (Private);</p> <p><b>28</b> Warehouses and Bulk Stores;</p> <p><b>30</b> Service Station;</p> <p><b>31</b> Oil Depot and Refinery;</p> <p><b>32</b> Wharves;</p> <p><b>33</b> Builders Yard/Contractors Yard;</p> <p><b>34</b> Cold Stores - Iceworks;</p> <p><b>35</b> General Industry;</p> <p><b>36</b> Light Industry;</p> <p><b>37</b> Noxious/Offensive Industry;</p> <p><b>38</b> Advertising - Hoarding;</p> <p><b>41</b> Child Care;</p> <p><b>42</b> Hotel/Tavern;</p> <p><b>43</b> Motel;</p> <p><b>44</b> Nurseries;</p>

- 45 Theatres and Cinemas;
- 46 Drive-In Theatre;
- 47 Licensed Clubs;
- 48 Sports Clubs/Facilities;
- 49 Caravan Parks;
- 50 Other Clubs; Non-Business;
- 51 Religious;
- 52 Cemeteries (including Crematoria);
- 55 Library;
- 56 Showgrounds/Racecourses/Airfields; 57 Parks and Gardens;
- 58 Educational - including Kindergartens;
- 72 Refer to Section 25 of Valuation Act 1944;
- 91 Transformers;
- 92 Defence Force establishments;
- 94 Vacant Rural Land
- 95 Reservoir, Dam, Bores (used for the purpose of a permanent pump site being for private residential supply only.)
- 96 Public Hospital;
- 97 Welfare Homes/Institutions;
- 99 Community Protection Centre

#### SCHEDULE B

- 01 Vacant urban land;
- 02 Residential, single unit dwelling;
- 03 Multiple dwelling (Flats);
- 04 Large vacant urban land;
- 05 Large homesites – dwelling;
- 06 Outbuildings;
- 08 Building Units; (Commercial or Industrial purposes only);
- 09 Group Titles; (Commercial or Industrial purposes only);
- 21 Residential Institution (non-medical care);
- 57 Parks and Gardens;
- 72 Refer to Section 25 of Valuation Act 1944;
- 94 Vacant Rural Land

#### SCHEDULE C

- 60 Sheep Grazing - Dry;
- 61 Sheep Breeding;
- 64 Cattle Grazing - Breeding;
- 65 Cattle Breeding and Fattening;
- 66 Cattle Fattening;
- 67 Goats;
- 68 Milk - Quota;
- 69 Milk - No Quota;
- 70 Cream;
- 71 Oil Seeds;
- 73 Grains;
- 74 Turf Farms;
- 75 Sugar Cane;
- 76 Tobacco;
- 77 Cotton;
- 78 Rice;
- 79 Orchards;
- 80 Tropical Fruits;

- 81** Pineapples;
- 82** Vineyards;
- 83** Small Crops and Fodder Irrigated;
- 84** Small Crops Fodder Non-irrigated;
- 85** Pigs;
- 86** Horses;
- 87** Poultry
- 88** Forestry and Logs;
- 89** Animals Special;
- 93** Peanuts

**SCHEDULE D**

- 18** Special Tourist Facilities;
- 29** Transport Terminal – Airports;
- 39** Harbour Industries

**SCHEDULE E**

- 07** Guest House/Private Hotel;
- 08** Building Units; (Commercial or Industrial purposes only);
- 09** Group Titles; (Commercial or Industrial purposes only);
- 10** Combined Multi Dwelling & Shop;
- 11** Shop - Single;
- 12** Shops - Shopping group (more than 6 shops);
- 13** Shopping group (2 to 6 shops);
- 16** Drive In Shopping Centres;
- 17** Restaurant;
- 18** Special Tourist Facilities
- 19** Walkway;
- 20** Marina;
- 22** Car Park;
- 23** Retail Warehouse;
- 24** Sales Area Outdoor;
- 25** Offices;
- 26** Funeral Parlours;
- 27** Hospitals; Convalescent Homes (Medical Care) (Private);
- 28** Warehouses and Bulk Stores;
- 29** Transport Terminal – Airports;
- 30** Service Station;
- 31** Oil Depot and Refinery;
- 32** Wharves;
- 33** Builders Yard/Contractors Yard;
- 34** Cold Stores - Iceworks;
- 35** General Industry;
- 36** Light Industry;
- 37** Noxious/Offensive Industry;
- 38** Advertising - Hoarding;
- 39** Harbour Industries;
- 41** Child Care;
- 42** Hotel/Tavern;
- 43** Motel;
- 44** Nurseries;
- 45** Theatres and Cinemas;
- 46** Drive-In Theatre;

<p>47 Licensed Clubs;  48 Sports Clubs/Facilities;  49 Caravan Parks;  50 Other Clubs; Non-Business;  51 Religious;  52 Cemeteries (including Crematoria);  55 Library;  56 Showgrounds/Racecourses/Airfields;  58 Educational - including Kindergartens;  91 Transformers;  92 Defence Force establishments;  95 Reservoir, Dam, Bores (that are not used for the purpose of a permanent pump site being for private residential supply only.)  96 Public Hospital;  97 Welfare Homes/Institutions;  99 Community Protection Centre</p>
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#### SCHEDULE F

<p>95 Reservoir, Dam, Bores (used for the purpose of a permanent pump site being for private residential supply only.)</p>
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### 3.2 OBJECTION TO RATING CATEGORISATION

That pursuant to the provisions of Section 89 of the *Local Government Regulation 2012*, the following statement be included in the information sheet which will accompany the Rates Notice:

- (a) If you consider that as at the date of the issue of the Notice, your Land should, having regard to the criteria adopted by Council, have been included in another of the Categories listed in the information sheet accompanying this Rates Notice you may object against the categorisation of your land by posting to or lodging with the Cook Shire Council, PO Box 3, Cooktown, 4895, a Notice of Objection in the prescribed form within thirty (30) days of the date of issue of the Rates Notice; (the Form is available at Council's Offices at 10 Furneaux Street, Cooktown.)
- (b) 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) The posting to or lodging of a Notice of Objection with Council shall not in the meantime interfere with or affect the levy and recovery of the Rates referred to in this Rates Notice.
- (d) If, because of your Notice of Objection, the land is included in another Category, an adjustment of the amount of Rates levied or, as the case may be, the amount of Rates paid shall be made.
- (e) The Category in which your land is included was identified by Cook Shire Council.
- (f) The Categories of rateable land and the criteria by which your land is categorised is contained in Council's Revenue Statement and is also contained in the information sheet which accompanies your Rates Notice.

In cases of difficulty or doubt, Council delegates to the CEO the power to determine which category a particular rateable assessment should be allocated to.

The information to be used for identification of properties into the above categories will be:-

- The land use codes as adopted by the Department of Natural Resources and Mines for formulating Local Authority valuations;
- Other such criteria as outlined within this statement and existing as at 1 July 2016.

The definitions of rateable and non-rateable land are outlined in Chapter 4, Part 1 of the *Local Government Act 2009* and Chapter 4 of the *Local Government Regulation 2012*.

## Limiting the increase in rates and charges

For the 2016/2017 financial year, Council will not be passing any resolution (Pursuant to Section 116 of the *Local Government Regulation 2012* limiting the increase in rates or charges.

## 4. RATES AND CHARGES

### 4.1 DIFFERENTIAL GENERAL RATES – GENERAL COMMENTS

Differential General Rates are levied on all rateable parcels of land throughout the shire to cover the operational, maintenance and capital expenditures associated with the governance and administration of the Council and the provision of general works and services including the construction, maintenance and management of roads and bridges, economic development, community relations, disaster management, public parks, gardens, playgrounds, recreation areas, public swimming pools, health, public conveniences, building, animal control, pest and declared weed control, environmental management, town planning, public halls, offices and libraries.

Differential General Rates are allocated to rateable properties within Cook Shire Council based on the Property Value Method (PVM) being the Unimproved Capital Value (UCV) or Site Value (SV) as supplied by the State Valuation Service of the Department of Natural Resources & Mines. Differential General Rates will be levied on all rateable land in the Region in accordance with Section 92 of the *Local Government Act 2009* and Sections 80 & 81 of the *Local Government Regulation 2012*. In Council's opinion, differential general rating enables there to be more equitable relationship between revenue raised from particular land and the circumstances relevant to that land, than would be the case under a standard rating system where rates were levied at a single rate in the dollar on all rateable land.

In determining its differential rating system, Council's objective is to ensure the fair and consistent application of lawful rating and charging principles, without bias, taking account of all relevant considerations and disregarding irrelevancies such as the perceived personal wealth of individual ratepayers or ratepayer classes.

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 summary, 16 differential rating categories have been determined having regard to matters such as:-

- Land Use;
- Availability of services;
- Consumption of services;
- Valuation;
- Income producing capacity of land.

### 4.2 CALCULATION OF LEVIES - PROVISIONS

- Differential Rates will apply based on categories.
- Minimum general rates will apply.
- There will be no "rate Capping" (see section 3.2 above).



### 4.3 MINIMUM GENERAL RATES

Within each differential rating category a minimum general rate has been applied to ensure that all owners contribute a minimum equitable amount towards Council's general revenue requirements. No minimum will apply to land to which the *Local Government Regulation 2012*, Section 77 (3) and *Valuation Land Act 2010*, section 49 applies.

The minimum general rate is levied to:

- Provide a minimum contribution from all properties situated within the Region;
- Ensure that general rate revenue from lower valued properties within the Region results in more equitable contribution from such properties towards the cost of services funded from general rates.

### 4.4 UTILITY CHARGES

That pursuant to Chapter 4, Part 1 of the *Local Government Act 2009* and Chapter 4, Part 7 of the *Local Government Regulation 2012*, Council has resolved to raise and levy the following utility charges:-

Utility charges will be set on an annual basis having regard to the costs associated with providing the services.

#### 4.4.1 WATER CHARGES

Water Charges shall be made for the purpose of supplying water for the 2016/2017 financial year on the following basis.

Service (Access) Charges are calculated per water meter as detailed below. Vacant Service Charges to apply to all vacant properties as well as all properties that do not have planning approval for either residential or commercial use within the Cooktown Water Area. Charges will be levied in two equal half yearly amounts.

#### Consumption Charges

A one (1) tier pricing structure is used in applying the consumption charge component of multi part tariff as set out in the table below. Water meters will be read half yearly, water Consumption will be billed per meter at the cost per kilolitre as shown below.

Water Access Charge Description	Water Access Charge	Cost per Kilolitre
Vacant Water	\$720.00	\$ 0.00
20mm meter connection	\$462.00	\$ 1.75
25mm meter connection	\$718.00	\$ 1.75
32mm meter connection	\$1,180.00	\$ 1.75
40mm meter connection	\$1,854.00	\$ 1.75
50mm meter connection	\$2,896.00	\$ 1.75
80mm meter connection	\$7,416.00	\$ 1.75
100mm meter connection	\$11,586.00	\$ 1.75

Council has adopted a user pays multi part tariff consisting of a Service (Access) Charge based on water meter size, plus a Consumption Charge for all metered properties, where Council deems that water can be supplied to such land from the reticulated system to cover the costs of operation,

maintenance and capital expenditure associated with the water supply system within the defined water areas maps of Coen, Cooktown, Lakeland and Laura.

Vacant land that is not metered will attract a vacant water service (access) charge recognising that a water service is available to the land as water infrastructure has been installed ready to supply the property once it is occupied.

## ALL BENEFITTED WATER AREAS

- (i) In respect of newly subdivided vacant land, water service charges shall be levied proportionately for the unexpired part of the year from the date the plan of subdivision is registered at the Titles Office or from the date of connection of water to the subject land, whichever date shall be the earlier.
- (ii) In respect of additional water meters connected during the year, water service charges shall be levied proportionately for the unexpired part of the year from the date the water meter is connected to the Council's water reticulation system.

Financial assistance is available to offset water usage costs for users of home dialysis equipment. Written applications must be submitted to Cook Shire Council for approval.

## WATER CONCESSIONS

Council resolved, by Resolution 29566 in September 2010

1. That the owners of all residential single dwelling parcels and vacant land within the Cooktown Water Area that are supplied with water by a 25mm service be given the opportunity to opt to be deemed to be supplied by a 20mm service any such owners that accept this option be allowed water usage only at the 20mm rate.
2. That the owners of commercial properties provided with a 25mm service for a fire hose reel that is used for emergency purposes only be deemed to be supplied by a 20mm service unless that fire hose is used for other purposes.

Assessment Number	Property Description and Property Owner	Type of Remission
10002442	Lot 99 on C17924	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)
10005577	Lot 22 on C17953	25 mm Residential Water Service charged at 20 mm Residential Water Service (Tariff 11)
10006229	Lot 807 on C1791	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)
10006454	Lot 519 on C17932	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)
10007250	Lot 141 on C17949	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)
10009181	Lot 11 on C17922	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)
10010049	Lot 24 on C17953	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)

10010445	Lot 2 on SP119091	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)
10011484	Lot 11 on C17978	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)
10011591	Lot 203 on C17915	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)
10011831	Lot 2 on SP126746	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)
10026532	Lot 7 on SP136525	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)
10030260	Lot 518 on C17932	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)
10030831	Lot 10 on SP171556	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)
10031342	Lot 44 on SP172663	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)
10031698	Lot 11 on SP171556	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)
10033405	Lot 7 on SP219110	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)
10033504	Lot 1 on SP188502	25mm Residential Water Service charged at 20mm Residential Water Service (Tariff 11)

Council resolved by Resolution 30277 in July 2012:

1. That Council grant a 50% concession on Water Access Charges for the 11 assessments listed in the Revenue Statement; and
2. That Council grant a 50% concession on the Water Consumption Charges

#### **List of Properties that Receive Water Service Concessions Charges**

Assessment Number	Property Description and Property Owner	Type of Remission
10001576	Lot 5 on MPH22174 Roman Catholic Church	50% Reduction on 20mm Residential Water Service Charge and 50% on Water Consumption Charges
10002293	Lot 82 on BS246 Cooktown Blue Water Club Inc	50% Reduction on 20mm Residential Water Service Charge and 50% on Water Consumption Charges
10003143	Lot 4 on CP889653 Australian Volunteer Coast Guard	50% Reduction on 20mm Residential Water Service Charge and 50% on Water Consumption Charges
10003630	Lot 912 on C1793 Qld Country Women's Assoc.	50% Reduction on 20mm Residential Water Service Charge and 50% on Water Consumption Charges
10003721	Lot 3 on C17973 Cooktown School of Arts Society Inc	50% Reduction on 20mm Residential Water Service Charge and 50% on Water Consumption Charges
10004976	Lot 321 on RP745022 Anglican Church	50% Reduction on 20mm Residential Water Service Charge and 50% on Water Consumption Charges
10006153	Lot 2 on RP740816 Roman Catholic Church	50% Reduction on 20mm Residential Water Service Charge and 50% on Water Consumption Charges
10007334	Lot 202 on SP126719 Cooktown Tennis Club Inc	50% Reduction on 20mm Residential Water Service Charge and 50% on Water Consumption Charges

### List of Properties that Receive Water Service Concessions Charges

Assessment Number	Property Description and Property Owner	Type of Remission
10008654	Lot 2 on RP867048 Baptist Union of Queensland	50% Reduction on 20mm Residential Water Service Charge and 50% on Water Consumption Charges
10011641	Lot 302 on C17915 The Cooktown & District Youth Association Inc	50% Reduction on 20mm Residential Water Service Charge and 50% on Water Consumption Charges
10028389	Lot 211 on C17949 Endeavour Lions Club Inc	50% Reduction on 20mm Residential Water Service Charge and 50% on Water Consumption Charges

Council resolved by Resolution 29604 in October 2010:

1. That the owners of all residential single dwelling parcels and vacant land within the Cooktown Water Area that are supplied with water by a 32mm service be given the opportunity to opt to be deemed to be supplied by a 20mm service and any such owners that accept this option be allowed water usage only at the 20mm rate.
2. That the Rate Accounts of those properties in recommendation (1) who opt to be deemed to be supplied by a 20mm service be noted accordingly and that no further changes to the method of supply be allowed without payment of the appropriate fees or charges.

Assessment Number	Property Description and Property Owner	Type of Remission
10005791	Lot 15 on C17930	32mm Residential Water Service charged at 20mm Residential Water Service
10006419	Lot 409 on C17932	32mm Residential Water Service charged at 20mm Residential Water Service
10031748	Lot 59 on C17914	32mm Residential Water Service charged at 20mm Residential Water Service
10012334	Lot 11 on SP171571	32mm Residential Water Service charged at 20mm Residential Water Service
10032621	Lot 5 on SP188501	32mm Residential Water Service charged at 20mm Residential Water Service
10012367	Lot 25 on SP263743	32mm Residential Water Service charged at 20mm Residential Water Service
10032076	Lot 18 on SP171571	32mm Residential Water Service charged at 20mm Residential Water Service
10032613	Lot 6 on SP188501	32mm Residential Water Service charged at 20mm Residential Water Service
10027975	Lot 3 on SP148765	32mm Residential Water Service charged at 20mm Residential Water Service

Other concessions (allowed by Chief Executive Officer August 2010)

Property owner will not be charged a water service for the additional two meters that have been installed pending approval of the plan of subdivision until such time as that plan has been registered in the Titles Office.

Assessment Number	Property Description and Property Owner	Type of Remission
10010627	Lot 12 on C17953	2 x 20mm Vacant Water Service at no charge until subdivision finalised.

#### 4.4.2 SEWERAGE

Council provides a sewerage reticulation system within defined sewerage area maps of Cooktown and Coen.

Levied in respect of all land where Council deems that sewerage reticulation can be provided to such land to cover the costs of operation, maintenance and capital expenditure/infrastructure associated with the sewerage system.

Properties within the defined sewerage areas shall be levied a sewerage charge based on a unit allocation scheme whereby all allotments in the various sewerage areas are allocated a certain number of sewerage units.

Vacant properties attract a vacant sewerage charge recognising that a sewerage service is available to the land as sewerage infrastructure has been installed ready to supply the property once it is occupied.

Sewerage charges shall be made for the cost of supplying a service for the removal of sewerage, for the 2016/2017 financial year on the following basis:

Council operates a rating regime based on a unit allocation scheme on the basis of the number of units ascribed to the particular occupation of each property in accordance with the following schedule for sewerage areas of Cooktown and Coen.

#### ALL BENEFITTED SEWERAGE AREAS

- (i) Shopping Complex is defined as consisting of a minimum of three shops/businesses (that is eligible to be registered as a business premises) on the same title, excluding all dwelling and accommodation uses.
- (ii) Tourist Accommodation includes motels, holiday cabins, B&B's, taverns, resorts, guest houses, camping grounds and caravan park sites.
- (iii) In respect of newly subdivided vacant land, sewerage charges shall be levied proportionately for the unexpired part of the year from the date the plan of subdivision is registered at the Titles Office or from the date of connection of sewerage to the subject land, whichever date shall be the earlier.
- (iv) In respect of improvements erected during the year, sewerage charges shall be levied proportionately for the unexpired part of the year from the date the improvement is ready for occupation, or from the date of connection of sewerage to the subject land, whichever date shall be the earlier.

Cook Shire Council 2016/2017 Sewerage Unit Table	Cooktown		Coen	
	Units	\$140.00	Units	\$123.00
Ambulance, Fire Station	8	\$1,120.00	8	\$984.00
Business/Shopping Complex: 1st Shop/Business	12	\$1,680.00	12	\$1,476.00
Business/Shopping Complex: each additional Shop/Business	4	\$560.00	5	\$615.00
Butchery, Bakery	12	\$1,680.00	12	\$1,476.00
Café or Takeaways	10	\$1,400.00	12	\$1,476.00
Caravan Parks: Kiosk	3	\$420.00	4	\$492.00
Churches/Unlicensed Clubs/Meet Rooms/Hall	4	\$560.00	4	\$492.00
Commercial laundry, Concrete Works/Brick Works	20	\$2,800.00	20	\$2,460.00
Court House, Police Station, Post Office	12	\$1,680.00	12	\$1,476.00
Doctor or Dental Surgery or similar: 0 - 2 rooms	8	\$1,120.00	8	\$984.00
Doctor or Dental Surgery or similar: more than 2 rooms	10	\$1,400.00	12	\$1,476.00
Dwelling and/or Self Contained Units	6	\$840.00		\$0.00
Dwelling and/or Flat attached to a Commercial Premises	5	\$700.00		\$0.00
Dwelling/Barracks/Goal/Self Contained Units		\$0.00	8	\$984.00
Event Centres	20	\$2,800.00		\$0.00
Flats or Strata Title: each flat	6	\$840.00	8	\$984.00
Fuel Depot	6	\$840.00	8	\$984.00
Garage or Service Station	14	\$1,960.00	12	\$1,476.00
Home Occupation	4	\$560.00	4	\$492.00
Hospital	64	\$8,960.00	64	\$7,872.00
Ice Works	16	\$2,240.00	18	\$2,214.00
Industry	8	\$1,120.00	10	\$1,230.00
Kindergarten and Day Care Centres	10	\$1,400.00	8	\$984.00
Library	10	\$1,400.00	10	\$1,230.00
Licensed Clubs	8	\$1,120.00	8	\$984.00
Licensed Hotels/Resorts/Taverns	40	\$5,600.00	40	\$4,920.00
Museum/Gallery, Nursery, Tourist Attraction	6	\$840.00	8	\$984.00
Office, Shop	10	\$1,400.00	12	\$1,476.00
Professional Office/Room in an existing dwelling	8	\$1,120.00	8	\$984.00
Racecourse	8	\$1,120.00	8	\$984.00
Restaurant, Licensed Club with Restaurant	18	\$2,520.00	16	\$1,968.00
Schools - Boarding	54	\$7,560.00		\$0.00
Schools up to 2 rooms	12	\$1,680.00	12	\$1,476.00
Schools 3-5 rooms	24	\$3,360.00	24	\$2,952.00
Schools 6-10 rooms	48	\$6,720.00	48	\$5,904.00
Schools 11-20 rooms	64	\$8,960.00	64	\$7,872.00
Schools over 20 rooms	128	\$17,920.00	128	\$15,744.00
Storage Shed	6	\$840.00	8	\$984.00
Tourist Accommodation: per room/site without facilities	2	\$280.00	3	\$369.00
Tourist Accommodation: per room with facilities	3	\$420.00	2	\$246.00
Vacant Allotment	6	\$840.00	8	\$984.00
Welfare Home: per unit	8	\$1,120.00	8	\$984.00
Works Depo	10	\$1,400.00	12	\$1,476.00
Planning approved Relatives Apartment	0	\$0.00	0	\$0.00

### 4.4.3 WASTE MANAGEMENT

The Council levies utility charges for the provision of waste management services, which are calculated to recover the costs for providing the services. Waste management utility charges incorporate the cost of providing and maintaining transfer stations and the cost of implementing waste management and environment protection strategies.

Council provides a residential refuse collection service within defined refuse area maps marked Coen; Cooktown, Marton, Lakeland; Laura; Helenvale and Rossville; Oaky Creek, Poison Creek and Endeavour Valley Road; Ayton; Refuse Collection Area Maps. All residential properties, excluding vacant land, within the service areas attract the refuse collection charge irrespective of whether they use the service or not.

Laura will commence a weekly residential refuse collection service from July 2016. Laura residents will be given a 240 litre Wheelie bin, they can then exchange it for a 120 litre Wheelie bin if they wish.

Rural/Residential properties on the Peninsula Development Road between Lakeland and Laura have been offered kerbside refuse collection starting in July 2016, but only those who wish to utilise the service will attract the refuse collection charge.

To provide the flexibility for residential properties to implement best practice waste minimisation systems that suit their individual circumstances Council provides the property owners, with the exception of Coen residents, with a choice of either a 120 litre or 240 litre wheelie bin for collection.

#### COEN

An annual residential kerbside collection, for the purpose of removal and disposal of perishable waste only for the 2016/2017 financial year is for a weekly collection service and applied with the following schedule.

Council has adopted a fee structure that provides a 240 litre Wheelie Bin service to apply on all improved domestic properties for refuse removal and disposal and levied on each separate occupancy (whether occupied or vacant) within the Coen Refuse Collection area and that such charge shall apply whether or not a service is utilised, save and except that where land is for the first time built on during the year the charge shall be made from the date the structure is occupied, calculated proportionately for the unexpired part of the year.

Waste Collection Utility Charges - Coen		
Type of Improvement	Utility	Charge (Yearly)
For each residence, flat, strata title unit	1 x 240 litre bin	\$460.00

**The following properties are not primarily residential; however a residential wheelie bin collection service is to be provided.**

10001485 - Coen Primary School	3 x Residential buildings	\$1,380.00
10001501 - Coen Police Service	3 x Residential buildings	\$1,380.00

## COOKTOWN, MARTON & LAKELAND

An annual residential kerbside collection, for the purpose of removal and disposal of perishable waste only for the 2016/2017 financial year is for a weekly collection service and applied with the following schedule.

Council has adopted a fee structure that provides residential property owners with a choice of a 120 litre or a 240 litre wheelie bin service to apply on all residential properties for refuse removal and disposal and levied on each separate occupancy (whether occupied or vacant) within the Cooktown, Marton & Lakeland Refuse Collection area of coverage and that a charge shall apply whether or not a service is utilised, save and except that where land is for the first time built on during the year the charge shall be made from the date the structure is occupied, calculated proportionately for the unexpired part of the year at the default charge for a 120 litre wheelie bin.

Waste Collection Utility Charges – Cooktown, Marton & Lakeland		
Type of Improvement	Utility	Charge (Yearly)
For each residence, flat, strata title unit	1 x 240 litre bin	\$460.00
	1 x 120 litre bin	\$200.00

## ROSSVILLE, HELEVALE, OAKY CREEK, POISON CREEK, ENDEAVOUR VALLEY ROAD & AYTON

An annual residential kerbside collection, for the purpose of removal and disposal of perishable waste only for the 2016/2017 financial year is for a fortnightly collection service and applied with the following schedule.

Council has adopted a fee structure that provides residential property owners with a choice of a 120 litre or a 240 litre wheelie bin service to apply on all residential properties for refuse removal and disposal and levied on each separate occupancy (whether occupied or vacant) within Rossville & Helenvale Refuse Collection area or the Oaky Creek, Poison Creek & Endeavour Valley Road Refuse Collection area of coverage and that such charge shall apply whether or not a service is utilised, save and except that where land is for the first time built on during the year the charge shall be made from the date the structure is occupied, calculated proportionately for the unexpired part of the year.

Waste Collection Utility Charges – Rossville, Helenvale, Oaky & Poison Creeks, Endeavour Valley Road & Ayton		
Type of Improvement	Utility	Charge (Yearly)
For each residence, flat, strata title unit	1 x 240 litre bin	\$230.00
	1 x 120 litre bin	\$100.00

## LAURA

An annual residential kerbside collection, for the purpose of removal and disposal of perishable waste only for the 2016/2017 financial year is for a weekly collection service and applied with the following schedule.

Council has adopted a fee structure that provides residential property owners with a choice of a 120 litre or a 240 litre wheelie bin service to apply on all residential properties for refuse removal and disposal and levied on each separate occupancy (whether occupied or vacant) within the Laura Refuse Collection area of coverage and that a charge shall apply whether or not a service is utilised, save and except that where land is for the first time built on during the year the charge shall be made



from the date the structure is occupied, calculated proportionately for the unexpired part of the year at the default charge for a 120 litre wheelie bin.

For the Rating Period 01/07/2016 – 31/12/2016 the refuse collection fee will be:- \$115.00 for 240 litre Wheelie Bin and \$50.00 for 120 litre Wheelie bin. Rating Period 01/01/2017 – 30/06/2017 will be levied as per the schedule below.

Waste Collection Utility Charges – Laura		
Type of Improvement	Utility	Charge (Yearly)
For each residence, flat, strata title unit	1 x 240 litre bin	\$460.00
	1 x 120 litre bin	\$200.00

#### 4.4.4 SPECIAL CHARGES

##### CAMERON CREEK RURAL ELECTRIFICATION

A special charge will be levied on all rateable land within the area defined on the map marked *Benefitted Area, Rural Electrification Cameron Creek Road* for the purpose of raising funds to repay interest and principal on a Queensland Treasury Corporation loan of \$200,882.00 borrowed to cover the constructions costs of a backbone line.

The Council is of the opinion that all land within the area receives a special benefit from the completed work.

The levy is based on the requirement to service interest and principal charges associated with the loan and agreed to annually by Council.

The levy will continue for each parcel of land within the area of the map marked *Benefitted Area, Rural Electrification Cameron Creek Road* for a period of 20 years from 2006.

Cameron Creek Rural Electrification	Annual Charge
Benefitted Area	\$869.44

##### RURAL FIRE BRIGADES

Council has adopted overall plans, as described in Section 94 of the Local Government Regulation 2012, for the levying of special charges for rural fire brigade services for areas identified by the Rural Fire Service of Queensland.

Rural Fire Brigades	Annual Charge
Marion Rural Fire Brigade	\$25.00
Poison Creek Rural Fire Brigade	\$25.00
Rossville Rural Fire Brigade	\$25.00
Bloomfield Rural Fire Brigade	\$25.00

Each parcel of rateable land will specially benefit to the same extent from the purchase and maintenance of equipment by each Rural Fire Brigade in the current or future financial years because each such parcel is within the area for which the brigade is in charge of fire fighting and fire prevention under the *Fire and Rescue Service Act 1990*.

#### 4.4.5 SEPARATE CHARGES

##### ENVIRONMENTAL LEVY

That pursuant to the sections 92 of the *Local Government Act 2009* and Chapter 4, Part 8, of the *Local Government Regulations 2012*, Council has resolved to raise and levy the following separate charge.

A separate charge will be levied equally on each parcel of rateable land within Cook Shire for landfill infrastructure purposes, both current and future rehabilitation, to fund either all or part of the capital costs associated with the landfill construction and associated transfer station infrastructure and future replacement.

Where an assessment containing parcels (greater than one) that can be shown to be beyond any form of development or improvement, an application may be made for an exemption from the Environmental Levy by resolution of Council.

<b>Environmental Levy</b>	<b>Annual charge of \$76.00</b>
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The levy will form part of the rate levy issued twice yearly.

##### LIST OF PROPERTIES THAT RECEIVE EXEMPTION FROM ENVIRONMENTAL LEVY

Assessment Number	Property Description and Property Owner	Type of Remission
10012854	Lots 301 – 311 on H2202 TL 210213 & Lot 1 on RL8141	Exemption by Resolution of Council Resolution 28556 October 2008
10008936	Lot 1 on RL7328 Road Lease 14/73280 Extension granted until February 2016.	Exemption by Resolution of Council Resolution 30213 April 2012

#### 4.4.6 EMERGENCY MANAGEMENT LEVY

The Emergency Management Levy (EML) is a State Government levy. Cook Shire Council is required to collect the levy on behalf of the Queensland State Government, in accordance with the provisions of the *Fire and Rescue Service Act 1990* and *Fire and Rescue Regulation 2011*, and such are levied in accordance with the prescribed fees as defined in schedule 2 of the *Fire and Rescue Regulation 2011*.

The levy is not a Council Charge and the Funds collected are remitted to the Queensland Fire and Rescue Service.

## 5 FEES AND CHARGES

Fees and charges will be reviewed annually.

Council's adopted Fees and Charges register includes a mixture of regulatory and user pays fees. The regulatory charges are identified as such in Council's Fees and Charges Schedule and have been determined with reference to the relevant legislation and where applicable recover the cost of performing the function.

Council's Fees and Charges Register contains full details of fees and charges adopted by Council for the 2016/2017 financial year, and is available on Council's website.

## **6 COST RECOVERY**

Cost recovery fees are fixed pursuant to Section 97 of the Local Government Act 2009 must not exceed the cost of providing the service for which the fee has been fixed. Such fees are therefore broadly based on the user pays principle (except where Council, at its discretion, decides to subsidise any fee or charge as a community service obligation).

## **7 ISSUE OF NOTICES**

Council has determined, in accordance with the provisions of Section 107 of the *Local Government Regulation 2012* that all rates and charges will be levied in two (2) half yearly instalments covering the periods 1 July 2016 to 31 December 2016 and 1 January 2017 to 30 June 2017.

In instances where changes that impact property rates and charges are brought to Council's attention throughout the year, a Supplementary Rates Notice will be issued as required. Some examples might include reconfigurations, valuation amendments, additional services and change of ownership.

## **8 DUE DATE**

In accordance with Section 118 of the *Local Government Regulation 2012* payment is due 30 days from the date of issue of the rate notice.

## **9 DISCOUNT ON RATES**

In accordance with Section 130 of the Local Government Regulation 2012 a discount of 10% per annum of differential general rates only shall be allowed, provided that all current and outstanding rates and charges (excluding all outstanding adopted infrastructure charges) are paid in full and received by Council by the due date of the rate notice. All rates and charges must be paid for the system to allow discount.

Council will allow discount where the post mark clearly shows the rates payment was posted, in Australia, to Council on a day that was before the last day of discount.

Council will also allow discount where an electronically transmitted payment is received on the next working day after close of discount.

## **10 INTEREST ON OVERDUE RATES AND CHARGES**

All rates and charges outstanding at the end of the discount period are deemed to be overdue rates and Council will apply compound interest at the rate of 11% per annum, calculated on daily rests from the day after the rates and charges become overdue.

## **11 REMISSIONS AND CONCESSIONS**

Chapter 4, Part 10 of the *Local Government Regulation 2012* provides for the Council to remit or postpone rates in certain circumstances.

1. Ratepayers who comply with the criteria set out in the Pensioner Rebate Policy will be entitled to a pensioner rate rebated. Council's rebate is set at 20% up to a maximum of \$200.00 per annum on General, Refuse, Sewerage and Water charges.
2. Clubs, sporting associations and other non-profit community organisations that comply with the criteria set out in the Rate Based Financial Assistance Policy will be entitled to a concession on general rates.

## List of properties that have been made non-valued by previous resolutions of Council

Assessment Number	Property Description
10002293	L82 BS246: SL14/48713
10003143	L4 CP889653: SL 205871
10003630	L912 C1793
10011641	L302 C17915
10028389	L211 C17949

3. That, as the Council in exercising its power under the *Local Government Act 2009*, is of the opinion, in the case of land owners scheduled in the Table below, there is justification in exercising the power of granting remission at the level indicated as each case is of a kind which has been accepted previously by resolution of Council, such remissions be hereby granted in respect of the general rates and charges payable in respect of the 2016/2017 financial year.

### LIST OF PROPERTIES THAT RECEIVE REMISSION

Assessment Number	Property Description and Property Owner	Type of Remission
10007334	L201-202 SP126719 Cooktown Tennis Club Inc.	100% General Rates 50% Water Charges ( <i>Vacant Water Service on L201/SP126719</i> ) 100% Sewerage Charges
10001980	Lot 6 on C4866 Reserve 21 Coen Kindergarten Association	100% Water Service 100% Sewerage Charges (only playground equipment on this parcel)
10004976	Lot 321 on RP745022 Church House for The Corporation of the Synod of the Diocese of Carpentaria	100% of Valuation Granted by resolution of Council July 2010 - being used as church.

## 12 OTHER MATTERS CONCERNING RATES AND CHARGES

### 12.1 COLLECTION OF OUTSTANDING RATES AND CHARGES

Council requires payment of rates and charges within the specified period and it is Council's policy to pursue the collection of outstanding rates and charges diligently but with due concern for the financial hardship faced by some members of the community.

To this end Council will recover any outstanding rates and charges in accordance with, Section 95 of the *Local Government Act 2009*, Part 12 of the *Local Government Regulation 2012* and Cook Shire Council's *Debt Recovery Policy*