

## GENERAL RATES 2007 -2008

The Council has determined to make and levy differential general rates on the rateable value of rateable land within the Shire of Belyando in respect of the 2007/08 Financial Year. The Council is required to raise an amount of revenue it sees as being appropriate to maintain assets and provide services to the Shire as a whole.

### MINIMUM RATE

In accordance with Section 967 of the *Local Government Act 1993*, Belyando Shire Council will make a minimum differential general rates for the financial year ending 30th June 2008 for each category of Differential General Rate:

### DIFFERENTIAL GENERAL RATES

The categories adopted by Council for the making and levying of differential rates are: -

**Category (1) Rural Land:** 0.00262c in the Dollar

Land within the Shire of Belyando, which is used predominantly for rural purposes. Rural uses constitute the principal land use within the shire and if it were possible, a single rate would have been set using the differential rate as the base. **Minimum Rate for Category (1) \$300.00**

**Category (2) Commercial/Industrial Land in Clermont:** 0.01992c in the Dollar  
Land used for predominantly Commercial/Industrial use in the town plan. Those who occupy this land have greater access to Council Services than those who live in rural areas and the rate includes due provision. **Minimum Rate for Category (2) \$300.00**

**Category (3) Residential Land - Clermont:** 0.01800c in the Dollar  
Land within the town area described in the town plan used exclusively for residential purposes. The nature of the industry served and the manner in which the town and its facilities have been set up and funded are relevant. **Minimum Rate Category (3) \$300.00**

**Category (4) Multi-unit (3-10) Land - Moranbah:** 0.00657c in the Dollar  
Land within the town area described in the town plan used for long term accommodation which contains three (3) to ten (10) accommodation units. These properties utilize Council's services to a higher degree than those that contain a lesser number of dwellings and the rate includes due provision. **Minimum Rate Category (4) \$3780.00**

**Category (5) Residential Land - Moranbah:** 0.00715c in the Dollar  
Land within the town area as described in the town plan used exclusively for residential purposes. Council provides services in Moranbah at a higher standard than that available in other towns areas. The nature of the industry served and the manner in which the town and its facilities have been set up and funded are relevant. **Minimum Rate Category (5) \$300.00**

**Category (6) Home Occupation - Moranbah:** 0.00850c in the Dollar  
Residential land in Moranbah upon which a home occupation approved under the town plan occurs. These properties utilize Council's services to a higher degree than those used exclusively for residential purposes. As a consequence, this rate has been set a little higher than the Moranbah residential land differential rate. **Minimum Rate Category (6) \$300.00**

**Category (7) Multi-unit (11-20) Land - Moranbah:** 0.00658c in the Dollar  
Land within the town area described in the town plan used for long term accommodation which contains eleven (11) to twenty (20) accommodation units. These properties utilize Council's services to a higher degree than those that contain a lesser number of dwellings and the rate includes due provision. **Minimum Rate Category (7) \$6,300.00**

**Category (8) Multi-unit (21-30) Land - Moranbah:** 0.00659c in the Dollar  
Land within the town area described in the town plan used for long term accommodation which contains twenty-one (21) to thirty (30) accommodation units. These properties utilize Council's services to a higher degree than those that contain a lesser number of dwellings and the rate includes due provision. **Minimum Rate Category (8) \$13,230.00**

**Category (9) Multi-unit (31-60) Land - Moranbah:** 0.00660c in the Dollar  
Land within the town area described in the town plan used for long term accommodation which contains Thirty - one (31) to Sixty (60) accommodation units. These properties utilize Council's services to a higher degree than those that contain a lesser number of dwellings and the rate includes due provision. **Minimum Rate Category (9) \$27,405.00**

**Category (11) Commercial Land - Moranbah:** 0.02320c in the Dollar  
Land within the town area as described in the town plan used for Commercial purposes. These properties utilize Council's services to a higher degree than those used for residential purposes. As a consequence this rate has been set a little higher than the Moranbah residential differential rate. **Minimum Rate Category (11) \$300.00**

**Category (12) Industrial Land - Moranbah:** 0.01334c in the Dollar.

Land within the town area as described in the town plan used for industrial purposes. These properties utilize Council's services to a higher degree than those used for residential purposes. As a consequence this rate has been set a little higher than the Moranbah residential land differential rate. **Minimum Rate Category (12) \$300.00**

**Category (13) Multi-unit (61-300) Land - Moranbah:** 0.00661c in the Dollar  
Land within the town area described in the town plan used for long term accommodation which contains sixty-one (61) to three hundred (300) accommodation units. These properties utilize Council's services to a higher degree than those that contain a lesser number of dwellings and the rate includes due provision. **Minimum Rate Category (13) \$12,768.00**

**Category (14) Multi Unit (301-800) Land - Moranbah:** 0.00662c in the Dollar.  
Land within the town area described in the town plan used for long term accommodation which contains three hundred and one (301) to eight hundred (800) accommodation units. These properties utilize Council's services to a higher degree than those that contain a lesser number of dwellings and the rate includes due provision. **Minimum Rate Category (14) \$58,275.00**

**Category (15) Multi Unit (> 800) Land - Moranbah:** 0.00663c in the Dollar.  
Land within the town area described in the town plan used for long term accommodation which contains greater than eight hundred (800) accommodation units. These properties utilize Council's services to a higher degree than those that contain a lesser number of dwellings and the rate includes due provision. **Minimum Rate Category (15) \$139,545.00**

**Category (16) Rural Residential Land - Clermont:** 0.01960c in the Dollar.  
Land so described in the town plan. Rural residential lands have greater access to council services than rural lands but less ready access than urban lands and the rate reflects this difference. **Minimum Rate Category (16) \$300.00**

**Category (17) Caravan Parks Moranbah:** 0.06667c in the Dollar  
Land predominantly used for providing intensive accommodation for between 100 and 300 people (other than ordinary travelling public) in rooms, cabins, suites, caravans, caravan sites or expand-a-van sites specifically built or provided for this purpose. **Minimum Rate Category (17) \$34,672.00**

**Category (19) Mining Small (<100):** 0.03059c in the Dollar  
Land upon which an operating mine with a workforce less than 100 full time equivalents exists. Those who occupy this land have greater access to - and requirement for - Council services than those who live in rural areas and the rate includes due provision. **Minimum Rate Category (19) \$10,000.00**

**Category (20) Mining (100-300):** 0.66319c in the Dollar  
Land upon which an operating mine with a workforce between 100 and 300 full time equivalents exists. Those who occupy this land have greater access to - and requirement for - Council services than those who live in rural areas and the rate includes due provision. **Minimum Rate Category (20) \$50,000.00**

**Category (21) Mining (301-350):** 0.40393c in the Dollar  
Land upon which an operating mine with a workforce between 301 and 350 full time equivalents exists. Those who occupy this land have greater access to - and requirement for - Council services than those who live in rural areas and the rate includes due provision. **Minimum Rate Category (21) \$50,000.00**

**Category (22) Mining (351-400):** 0.36337c in the Dollar  
Land upon which an operating mine with a workforce between 351 and 500 full time equivalents exists. Those who occupy this land have greater access to - and requirement for - Council services than those who live in rural areas and the rate includes due provision. **Minimum Rate Category (22) \$50,000.00**

**Category (23) Mining (401-700):** 0.06088c in the Dollar  
Land upon which an operating mine with a workforce between 401 and 700 full time equivalents exists. Those who occupy this land have greater access to - and requirement for - Council services than those who live in rural areas and the rate includes due provision. **Minimum Rate Category (23) \$50,000.00**

**Category (24) Mining (701-800):** 0.03463c in the Dollar  
Land upon which an operating mine with a workforce between 701 and 800 full time equivalents exists. Those who occupy this land have greater access to - and requirement for - Council services than those who live in rural areas and the rate includes due provision. **Minimum Rate Category (24) \$50,000.00**

**Category (25) Mining (>801):** 0.28800c in the Dollar  
Land upon which an operating mine with a workforce more than 801 full time equivalents exists. Those who occupy this land have greater access to - and requirement for - Council services than those who live in rural areas and the rate includes due provision. **Minimum Rate Category (24) \$50,000.00**

### RATE CAPPING

In order to soften the impact of large variations in rate increases experienced by the properties in the categories 1(Rural), 11 (Moranbah Commercial), and 12 (Moranbah Industrial). **Rate increases have been capped at 30%**

## UTILITY CHARGES

Council will make and levy a utility charge on any land, whether vacant or occupied, and whether or not it is rateable land; or a structure; to recover costs in relation to the provision of services or facilities.

### Cleansing Charge Clermont:

The amount of the charge to be levied is \$212.44 per annum for a divided 240 litre mobile bin to be used for the removal of domestic or commercial refuse on a normal weekly collection day.

The amount of the charge to be levied is \$106.22 per annum for a second divided 240 litre mobile bin to be used for the removal of domestic refuse on a normal weekly collection day.

**The amount of charge to be levied is \$53.11 per annum for a 240 litre mobile recycling bin to be used for the removal of domestic or commercial recyclable material on a fortnightly basis commencing on January 1st 2008**

### Cleansing Charge Moranbah:

The amount of the charge to be levied is \$167.21 per annum for a divided 240 litre mobile bin to be used for the removal of domestic or commercial refuse on a normal weekly collection day.

The amount of the charge to be levied is \$83.61 per annum for a second divided 240 litre mobile bin to be used for the removal of domestic refuse on a normal weekly collection day.

**The amount of charge to be levied is \$41.80 per annum for a 240 litre mobile recycling bin to be used for the removal of domestic or commercial recyclable material on a fortnightly basis commencing on January 1st 2008**

*Commercial and industrial users in Clermont and Moranbah will be provided with one mobile bin and are obliged to arrange refuse removal and disposal services with an approved contractor if their needs exceed this level. A disposal fee of \$20 m3. will be charged through Council's fees and charges to defray the cost of handling the commercial and industrial wastes separately collected by the contractor, and deposited at the Clermont and Moranbah Tips respectively.*

## SEWERAGE CHARGES

In accordance with Section 973 of the *Local Government Act 1993* Council will make and levy a sewerage charge on each property, both vacant and occupied, that Council has or is able to provide with sewerage services. In order to reflect the different operating costs a separate charge will be made for Clermont and Moranbah. Generally, sewerage charges will be calculated on a full cost recovery basis.

The amount of sewerage charge (per pedestal) is:

Charge	Clermont	Moranbah
Single Dwelling	\$531.36	\$379.08
Business and Commercial	\$531.36	\$379.08
Other Premises	\$531.36	\$379.08
Sewered Caravan Parks	\$118.90	\$ 73.54
Additional Pedestals	\$307.82	\$217.20
Vacant Land	\$331.00	\$195.96
Garbage Disposal Unit Commercial	\$367.90	\$270.20
Garbage Disposal Unit Dwellings	\$150.60	\$118.66

## WATER CHARGES

### Charging Regime 01/01/2008 to 30/06/2008

Water will be charged under a two part tariff system i.e. An access charge and a charge per kilolitre of water consumed. In order to encourage the efficient use of water, the charge per kilolitre is based on I "bands" of water consumption charges as follows.

Charging Criteria	Clermont	Moranbah
Access Charge -Connected	\$301.90	\$224.51
Access Charge-Vacant Land	\$150.95	\$112.29
Charge per K.Lt Level 1 Less than 325K/Lt	\$0.60	\$0.60
Level 2 325 to 650 K/Lt	\$0.87	\$0.87
Level 3 > 650 K/Lt	\$1.10	\$1.25

## Water Charges (Continued)

Meters will be read in the last week of June and consumption charges will be retrospectively charged in the rate notices issued in the first moiety of the following financial year.

Where meter readings record consumption other than in the current financial year the charge to apply for the consumption of water shall be the charge applicable for the year when the consumption occurred.

In the case of where a meter is found to be faulty, the Chief Executive Officer shall make such arrangements as he/she considers equitable to cause a suitable estimate of usage to be made.

## DISCOUNT

In accordance with section 1019 of the *Local Government Act 1993*, Council will allow a 10% discount on all General Rates, Special Rates, Special Charges, Water Charges, Sewerage Charges and Refuse Charges if payment is made within 30 clear days from the date of issue of the notice.

## INTEREST

Thirty days following the close of discount, interest will be calculated on a daily basis of amounts outstanding and charged at the end of the month. Where the amount of interest charged is less than \$10.00 and the rates have been paid in full in the period between the close of discount and the end of the month the interest may be written off following approval from the Chief Executive Officer.

Interest on arrears will be calculated in accordance with Section 1018 *Local Government Act 1993* and will be set at the rate of **11%** per annum.

## PENSIONER CONCESSIONS

To alleviate the impact of rates and charges on approved pensioners, Council shall provide concessions of 30% on general rates, water, sewerage and refuse charges (but not state fire levy and excess water charges) in addition to the State Pensioner Subsidy.

The concession shall be available to eligible pensioners in addition to the settlement discount.

To be eligible for Council subsidy pensioners must meet the following criteria:

Concessions are only available to approved pensioners who are in receipt of a pension from the Commonwealth Government.

An approved pensioner is one who is and remains an eligible holder of a Queensland 'Pensioner Concession Card' issued by the Department of Social Security or the Department of Veterans Affairs, or a Queensland Repatriation Health Card - for all or specific conditions issued by the Department of Veterans Affairs.

The approved pensioner must be the owner or life tenant of the property that is his/her principal place of residence. In the cases of so-ownership, the Council subsidy will only apply to the approved pensioner's proportionate share of the gross rates and charges.

The Claimant must be a resident of the shire on the first day in July in the financial year in which the benefit is being claimed. Pensioners taking residence after that date will be eligible for a pro-rata concession based on the number of days resident.

The concession is only available to Claimant's who reside in a structure which has been approved by Council to be a habitable dwelling, and /or in receipt of Council services.

Pensioner concession is not available on income producing properties and applies to urban or rural residential lands. The Chief Executive Officer may, at his discretion extend this concession to rural land in exceptional circumstances where the primary land use is code 02 (Single Dwelling Unit) or 05 (Large Homesite-Dwelling) as determined by the Department of Natural Resources

A pensioner's eligibility shall be confirmed through the Centrelink Customer eService in all circumstances.

## PAYMENT OF RATES

Payment may be made at the Clermont or Moranbah Administration Centres or by posting cheques or postal orders made payable to the Belyando Shire Council to the address shown on the Rate Notice. Council is also accepting the following methods of payment - Bill Express, Bpay, Eftpos and Credit Card Payments (Bankcard, Visa, and Mastercard only).

## PAYMENT IN ADVANCE

Council accepts payment in advance by lump sum or by instalments. Interest is not payable on any credit balances held.

## PAYMENT BY INSTALMENT

Council will allow payments by instalment where it will benefit both the individual and assist with the collection of overdue rates and charges.

Instalment plans will be based on ability to pay and if possible full recovery within the financial year.

The acceptance of a request to pay by instalment will not affect interest which will continue to accrue at the rate determined in the policy statement. Council shall also retain the right to take legal action to recover outstanding rates (arrears) if deemed necessary.

## OBJECTION TO CATEGORY

By virtue of the provisions of Section 983(2)c of the "Local Government Act", you are hereby notified as follows:-

- A)** if you consider that as at the date of issue of the rate notice, your land should, having regard to the criteria adopted by the Council of the Shire of Belyando, have been included in another of the categories listed, you may object against the categorisation of this land by posting or lodging with the Belyando Shire Council, a notice of objection in the prescribed form within thirty (30) days of this date. (Copies of this form are available at the Council Administration Centres)
- B)** The only ground on which you may so object is that your land should, having regard to the criteria adopted by the Council of the Shire of Belyando, have been included in some other category.
- C) That the posting to or lodging of an objection with the Belyando Shire Council shall not in the meantime, interfere with or affect the levy and recovery of the rates referred to in the rate notice and:**
- D)** That where by reason of the decision of the Belyando Shire Council on the objection to the land is taken to have been included in another category as at the date of the issue of the rate notice an adjustment of the amount of rates levies or as the case may be, the amount of rates paid shall be made.

## CHANGE OF ADDRESS

Please notify Council in writing of any change of address. Failure to do so could cause non delivery of the rate notices resulting in late payment of rates and loss of discount.



Night View of Water Feature Moranbah Town Square  
Photo by Wricor PHOTOGRAPHY

## Postal Address

**P O Box 97 Moranbah Qld 4744**

## E-Mail Address

**Belyando.bu@isaac.qld.gov.au**

## **Belyando Business Unit Rates and Charges 2007 - 2008**

### **Clermont Administration Centre**

Cnr Karmoo & Daintree Streets Clermont  
Phone 1300 472 227 Fax 07 4983 2978

### **"Grosvenor Complex" Administration Centre**

Batchelor Parade Moranbah  
Phone 1300 472 227 Fax 07 4941 8666

### **Mayor:**

**Cr Cedric Marshall** 10 Middle Crescent Dysart 4745

### **Division One:**

**Cr Bob Oakes** 47 Gilbert Avenue Glenden 4743

### **Division Two:**

**Cr Anne Crawford** 20 McCartney St Dysart 4745

### **Division Three:**

**Cr Gina Lacey** 16 Kellerman Drive Moranbah 4744

### **Division Four:**

**Cr Anne Baker** 8 Lawrence Street Moranbah 4744

### **Division Five:**

**Cr Roger Ferguson** 1 Mills Avenue Moranbah 4744

### **Division Six:**

**Cr Robbie Williams** 39 Blair Street Clermont 4721

### **Division Seven:**

**Cr Don Black** "Langley Station" Middlemount 4746

### **Division Eight:**

**Cr Geoff Bethel** "Willunga Station" Nebo 4742

### **Acting Chief Executive Officer**

**Scott Riley** 4941 5400

### **General Manager Belyando Business Unit**

**David Orr** 4983 4700