

RATING CATEGORY STATEMENT

2020/21



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Pursuant to section 88 of the *Local Government Regulation 2012*, each rate notice is accompanied by a rating category statement.

DIFFERENTIAL GENERAL RATES

Pursuant to section 81 of the *Local Government Regulation 2012*, the categories in to which rateable land is categorised and the description of those categories are as follows:

RESIDENTIAL

Category: Category 1a – Residential Owner Occupier – Urban

Description: Land used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s. The single residential dwelling or home unit may also be used as a home based business or bed and breakfast.

The land must be within the water area and also be within the State Government Emergency Management Levy class A boundary.

Category: Category 1b – Residential Owner Occupier – Non-Urban

Description: Land used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s. The single residential dwelling or home unit may also be used as a home based business or bed and breakfast.

The land must either be outside of the water area or be within the State Government Emergency Management Levy class E boundary.

Category: Category 2a – Residential Non-Owner Occupier – Urban

Description: Land used solely for a single residential dwelling or home unit, which is not the principal place of residence of the owner/s. The single residential dwelling or home unit may also be used as a home based business or bed and breakfast.

Where more than one property is owned by the same person/s, residing in the Fraser Coast Regional Council boundary, only one (1) property shall have the principal place of residence status.

The land must be within the water area and also be within the State Government Emergency Management Levy class A boundary.

Category: Category 2b – Residential Non-Owner Occupier – Non-Urban

Description: Land used solely for a single residential dwelling or home unit, which is not the principal place of residence of the owner/s. The single residential dwelling or home unit may also be used as a home based business or bed and breakfast.

Where more than one property is owned by the same person/s, residing in the Fraser Coast Regional Council boundary, only one (1) property shall have the principal place of residence status.

The land must either be outside of the water area or be within the State Government Emergency Management Levy class E boundary.

VACANT LAND

Category: Category 3a – Residential Vacant Land/Other – Urban

Description: Vacant land and other land, other than the land as defined in Category 1a to 2b or 3b to 9s.

The land must be within the water area and also be within the State Government Emergency Management Levy class A boundary.

Category: Category 3b – Residential Vacant Land/Other – Non-Urban

Description: Vacant land and other land, other than the land as defined in Category 1a to 3a or 4a to 9s.

The land must either be outside of the water area or be within the State Government Emergency Management Levy class E boundary.

Category: Category 4a – Concessional Subdivided Land – Urban

Description: Vacant land receiving a subdivider concessional valuation for the period the concessional valuation applies denoted by the primary land use code as subdivider concessional.

The land must be within the water area and also be within the State Government Emergency Management Levy class A boundary.

Category: Category 4b – Concessional Subdivided Land – Non-Urban

Description: Vacant land receiving a subdivider concessional valuation for the period the concessional valuation applies denoted by the primary land use code as subdivider concessional.

The land must either be outside of the water area or be within the State Government Emergency Management Levy class E boundary.

Category: Category 5a – Commercial Vacant Land – Urban

Description: Vacant land zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council’s planning scheme.

The land must be within the water area and also be within the State Government Emergency Management Levy class A boundary.

Category: Category 5b – Commercial Vacant Land – Non-Urban

Description: Vacant land zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council’s planning scheme.

The land must either be outside of the water area or be within the State Government Emergency Management Levy class E boundary.

COMMERCIAL/INDUSTRIAL

Category: Category 6a – Commercial/Industrial – Urban

Description: Land used for commercial, business, industrial, accredited nursing care facilities that do not provide independent living as part of the complex or other similar purposes not included in any other category. The land may also contain a single residential dwelling.

The land must be within the water area and also be within the State Government Emergency Management Levy class A boundary.

Category: Category 6b – Commercial/Industrial – Non-Urban

Description: Land used for commercial, business, industrial, accredited nursing care facilities that do not provide independent living as part of the complex or other similar purposes not included in any other category. The land may also contain a single residential dwelling.

The land must either be outside of the water area or be within the State Government Emergency Management Levy class E boundary.

PRIMARY PRODUCTION

Category: Category 7a – Primary Production

Description: Land being used for primary production purposes denoted by primary land use codes 60 to 71 inclusive, 73 to 89 inclusive or 93.

MULTI-RESIDENTIAL – FLATS, RESIDENTIAL RESORTS, OTHER

Category: Category 8a – 2-10 ILUs

Description: Land used for Flats, Residential Resorts, or other similar purposes not included in any other category. The land in this category contains 2 to 10 Independent Living Units.

Category: Category 8b – 11-19 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 11 to 19 Independent Living Units.

Category: Category 8c – 20-39 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 20 to 39 Independent Living Units.

Category: Category 8d – 40-59 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 40 to 59 Independent Living Units.

Category: Category 8e – 60-79 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 60 to 79 Independent Living Units.

Category: Category 8f – 80-99 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 80 to 99 Independent Living Units.

Category: Category 8g – 100-119 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 100 to 119 Independent Living Units.

Category: Category 8h – 120-139 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 120 to 139 Independent Living Units.

Category: Category 8i – 140-159 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 140 to 159 Independent Living Units.

Category: Category 8j – 160-179 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 160 to 179 Independent Living Units.

Category: Category 8k – 180-199 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 180 to 199 Independent Living Units.

Category: Category 8l – 200-219 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 200 to 219 Independent Living Units.

Category: Category 8m – 220-239 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 220 to 239 Independent Living Units.

Category: Category 8n – 240-259 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 240 to 259 Independent Living Units.

Category: Category 8o – 260-279 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 260 to 279 Independent Living Units.

Category: Category 8p – 280-299 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 280 to 299 Independent Living Units.

Category: Category 8q – 300-319 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 300 to 319 Independent Living Units.

Category: Category 8r – 320-339 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 320 to 339 Independent Living Units.

Category: Category 8s – 340-359 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 340 to 359 Independent Living Units.

MULTI-RESIDENTIAL – RETIREMENT VILLAGES/RESIDENTIAL PARKS/RESIDENTIAL SERVICES

Category: Category 9a – 2-10 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 2 to 10 Independent Living Units.

Category: Category 9b – 11-19 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 11 to 19 Independent Living Units.

Category: Category 9c – 20-39 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 20 to 39 Independent Living Units.

Category: Category 9d – 40-59 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 40 to 59 Independent Living Units.

Category: Category 9e – 60-79 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 60 to 79 Independent Living Units.

Category: Category 9f – 80-99 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 80 to 99 Independent Living Units.

Category: Category 9g – 100-119 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 100 to 119 Independent Living Units.

Category: Category 9h – 120-139 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 120 to 139 Independent Living Units.

Category: Category 9i – 140-159 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 140 to 159 Independent Living Units.

Category: Category 9j – 160-179 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 160 to 179 Independent Living Units.

Category: Category 9k – 180-199 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 180 to 199 Independent Living Units.

Category: Category 9l – 200-219 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The land in this category contains 200 to 219 Independent Living Units.

Category: Category 9m – 220-239 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The land in this category contains 220 to 239 Independent Living Units.

Category: Category 9n – 240-259 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The land in this category contains 240 to 259 Independent Living Units.

Category: Category 9o – 260-279 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The land in this category contains 260 to 279 Independent Living Units.

Category: Category 9p – 280-299 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The land in this category contains 280 to 299 Independent Living Units.

Category: Category 9q – 300-319 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The land in this category contains 300 to 319 Independent Living Units.

Category: Category 9r – 320-339 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The land in this category contains 320 to 339 Independent Living Units.

Category: Category 9s – 340-359 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The land in this category contains 340 to 359 Independent Living Units.

Pursuant to section 94 of the *Local Government Act 2009* and section 80 of the *Local Government Regulation 2012*, the differential general rate to be made and levied for each differential general rate category and, pursuant to section 77 of the *Local Government Regulation 2012*, the minimum general rate to be made and levied for each differential general rate category, is stated in the table below.

To calculate your general rate, the land valuation (as issued by the Department of Natural Resources, Mines, and Energy) is multiplied by the category's cents in the dollar as tabled below. Where the calculated amount is less than the minimum rate, the minimum rate is applied.

If you do not agree with the rating category shown, you must give Council written notice of your objection within 30 days of the issue of the rate notice nominating the rating category the land should have been included in.

The only grounds for objection are that your land should have been included in another rating category at the date of issue of the rate notice. Giving notice of objection will not, in the meantime, affect the levy, the recovery of rates and the payment of rates by the due date. If the land is classified into another category the rates will be adjusted.

If the objection is denied, an appeal to the Chief Executive Officer's, or delegate's, decision can be lodged with the Land Court under section 92 of the *Local Government Regulation*.

Category	Differential category	Differential rate	
No	Description	cents in \$	Minimum
RESIDENTIAL			
1a	Residential Owner Occupier – Urban	0.7924	\$1,122.00
1b	Residential Owner Occupier – Non-Urban	0.7924	\$898.00
2a	Residential Non-Owner Occupier – Urban	0.9113	\$1,290.00
2b	Residential Non-Owner Occupier – Non-Urban	0.9113	\$1,032.00
VACANT LAND			
3a	Residential Vacant Land/Other – Urban	0.7924	\$1,122.00
3b	Residential Vacant Land/Other – Non-Urban	0.7924	\$898.00
4a	Concessional Subdivided Land – Urban	0.7924	n.a.
4b	Concessional Subdivided Land – Non-Urban	0.7924	n.a.
5a	Commercial Vacant Land - Urban	1.3471	\$1,290.00
5b	Commercial Vacant Land - Non-Urban	1.3471	\$1,032.00

COMMERCIAL/INDUSTRIAL			
6a	Commercial/Industrial – Urban	1.3471	\$1,290.00
6b	Commercial/Industrial – Non-Urban	1.3471	\$1,032.00
PRIMARY PRODUCTION			
7a	Primary Production	0.6735	\$898.00
MULTI-RESIDENTIAL – FLATS/RESIDENTIAL RESORTS/OTHER			
8a	2-10 ILUs	1.3471	\$1,683.00
8b	11-19 ILUs	1.3471	\$9,257.00
8c	20-39 ILUs	1.3471	\$16,830.00
8d	40-59 ILUs	1.3471	\$33,660.00
8e	60-79 ILUs	1.3471	\$50,490.00
8f	80-99 ILUs	1.3471	\$67,320.00
8g	100-119 ILUs	1.3471	\$84,150.00
8h	120-139 ILUs	1.3471	\$100,980.00
8i	140-159 ILUs	1.3471	\$117,810.00
8j	160-179 ILUs	1.3471	\$134,640.00
8k	180-199 ILUs	1.3471	\$151,470.00
8l	200-219 ILUs	1.3471	\$168,300.00
8m	220-239 ILUs	1.3471	\$185,130.00
8n	240-259 ILUs	1.3471	\$201,960.00
8o	260-279 ILUs	1.3471	\$218,790.00
8p	280-299 ILUs	1.3471	\$235,620.00
8q	300-319 ILUs	1.3471	\$252,450.00
8r	320-339 ILUs	1.3471	\$269,280.00
8s	340-359ILUs	1.3471	\$286,110.00
MULTI-RESIDENTIAL – RETIREMENT VILLAGES/RESIDENTIAL PARKS/RESIDENTIAL SERVICES			
9a	2-10 ILUs	1.3471	\$1,683.00
9b	11-19 ILUs	1.3471	\$5,862.00
9c	20-39 ILUs	1.3471	\$10,659.00
9d	40-59 ILUs	1.3471	\$21,318.00
9e	60-79 ILUs	1.3471	\$31,977.00
9f	80-99 ILUs	1.3471	\$42,636.00
9g	100-119 ILUs	1.3471	\$53,295.00
9h	120-139 ILUs	1.3471	\$63,954.00
9i	140-159 ILUs	1.3471	\$74,613.00
9j	160-179 ILUs	1.3471	\$85,272.00
9k	180-199 ILUs	1.3471	\$95,931.00
9l	200-219 ILUs	1.3471	\$106,590.00
9m	220-239 ILUs	1.3471	\$117,249.00
9n	240-259 ILUs	1.3471	\$127,908.00
9o	260-279 ILUs	1.3471	\$138,567.00
9p	280-299 ILUs	1.3471	\$149,226.00
9q	300-319 ILUs	1.3471	\$159,885.00
9r	320-339 ILUs	1.3471	\$170,544.00
9s	340-359ILUs	1.3471	\$181,203.00

GENERAL RATEPAYER INFORMATION 2020/21



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The following information is provided in addition to the information required to be provided within the Rating Category Statement. This information is a summary of other common rates and charges only. For further information please visit Council's website; www.frasercoast.qld.gov.au/budget.

UTILITY CHARGES

Wastewater charges

Wastewater Charges		
Land Use		
Residential and Vacant land		
Residential/Vacant land (Connected)	\$759.90	per residence/per lot
Vacant land (Unconnected)	\$723.00	per lot
Manufactured Home Parks, Retirement Villages, Residential Home Parks	\$707.40	per residence
Non-Residential/Other		
General Commercial/Industrial	\$759.90 \$379.80	per pedestal per urinal (or per 0.6m of each urinal stall)
Marina	\$759.90 \$379.80	per pedestal per urinal (or per 0.6m of each urinal stall)
Accredited Nursing Care and Hospitals	\$759.90 \$379.80 \$759.90	per pedestal per urinal (or per 0.6m of each urinal stall) per slop hopper (or equivalent)
Caravan Parks	\$759.90 \$379.80 \$608.10 \$608.10	per communal pedestal per urinal (or per 0.6m of each urinal stall) per non-communal pedestal per cabin/unit/residence
Motels	\$608.10	per unit/room
Hotels	\$759.90 \$379.80 \$608.10	per communal pedestal per urinal (or per 0.6m of each urinal stall) per unit/room
Backpacker Accommodation	\$759.90 \$379.80	per pedestal per urinal (or per 0.6m of each urinal stall)
Multiple Land Uses		
For land with multiple land uses, the land will be charged for each land use in line with the above charges.		

Water charges

Water charges		
Land Use		
Residential and Vacant land		
Residential/Vacant land	\$484.50	per residence/per lot
Manufactured Home Parks, Retirement Villages, Residential Home Parks	\$432.60	per residence
Non-Residential and Other		
General Commercial/Industrial	\$484.50	per tenancy
Large Commercial/Industrial	\$484.50 \$1,241.40 \$1,938.00 \$3,028.20 \$7,752.00	per 20/25mm per 32mm per 40mm per 50mm per 80mm

	\$12,112.80	per 100mm
	\$27,253.80	per 150mm
	\$48,450.00	per 200mm
Marina Berths	\$484.50	per 7 berths
Accredited Nursing Care	\$484.50	per 5 beds
Motels	\$484.50	per 5 units/rooms
Caravan Park Cabins	\$484.50	per 5 cabins
Caravan Park Sites	\$484.50	per 5 sites
Hotels	\$484.50	per 5 rooms
Backpacker Accommodation	\$484.50	per 5 beds
Multiple Land Uses		
For land with multiple land uses, the land will be charged for each land use in line with the above charges.		
Water Consumption Charges		
July 2020 rate notice	\$1.86	per kL
November 2020 rate notice	\$1.91	per kL
March 2021 rate notice	\$1.91	per kL

Waste charges

- A **Standard Waste Service Charge** per residential unit or a **Combined Waste Service Charge** (whichever is the greater) will apply to all rateable properties within the general rate category groups of Residential, Primary Production, and Multi-Residential – Flats/Residential Resorts/Other that are able to be provided with an equivalent number of waste services. If the removal of a waste service is requested the charge will continue to apply. **Additional Waste Service Charges** will apply where additional services are requested.
- An **Individual Waste Service Charge** will apply to all rateable properties within the general rate category groups of Vacant Land and Multi-Residential – Retirement Villages/Residential Parks/Residential Services that are provided with a waste service.
- A **Commercial Waste Service Charge** will apply to all rateable properties within the general rate category group Commercial/Industrial and all non-rateable commercial properties.

The following commercial properties are excluded from the commercial waste service charge and will be levied an Individual Waste Service Charge:

- Nursing homes and private aged care
- Boarding houses
- Purpose Built Student Accommodations - off campus, rooming accommodations
- Caravan parks
- A mixed-use flat/apartment e.g. a combination of holiday units for rent, or businesses and residential units
- And other properties as determined by The Department of Environment and Science

Waste Charges	
Standard Waste Service Charge	
240 litre waste bin serviced weekly and a 240 litre recycling bin serviced fortnightly	\$355.20 per annum
Additional Waste Service Charge	
Additional waste bins serviced weekly and recycling bins serviced fortnightly	
240 litre waste bin	\$163.80 per annum
1 cubic metre waste bin	\$927.00 per annum
1.5 cubic metre waste bin	\$1,412.10 per annum
2 cubic metre waste bin	\$1,900.20 per annum
3 cubic metre waste bin	\$2,873.70 per annum
4.5 cubic metre waste bin	\$4,332.00 per annum
20 cubic metre waste bin	\$45,623.70 per annum
240 litre recycle bin	\$86.40 per annum
1 cubic metre recycle bin	\$478.80 per annum
1.5 cubic metre recycle bin	\$726.00 per annum

2 cubic metre recycle bin	\$966.90 per annum
3 cubic metre recycle bin	\$1,455.30 per annum
4.5 cubic metre recycle bin	\$2,190.60 per annum
Combined Waste Service Charge	
A combined bulk bin/s serviced weekly and recycling wheelie bins or bulk bin serviced fortnightly	
1 cubic metre waste bin plus a 1 cubic metre recycle bin	\$1,510.80 per annum
1.5 cubic metre waste bin plus a 1.5 cubic metre recycle bin	\$2,243.10 per annum
2 cubic metre waste bin plus a 2 cubic metre recycle bin	\$2,972.40 per annum
3 cubic metre waste bin plus a 3 cubic metre recycle bin	\$4,434.00 per annum
4.5 cubic metre waste bin plus a 4.5 cubic metre recycle bin	\$6,627.90 per annum
Individual Waste Service Charge	
Individual waste bins serviced weekly and recycling bins serviced fortnightly	
240 litre waste bin	\$163.80 per annum
1 cubic metre waste bin	\$927.00 per annum
1.5 cubic metre waste bin	\$1,412.10 per annum
2 cubic metre waste bin	\$1,900.20 per annum
3 cubic metre waste bin	\$2,873.70 per annum
4.5 cubic metre waste bin	\$4,332.00 per annum
20 cubic metre waste bin	\$45,623.70 per annum
240 litre recycle bin	\$86.40 per annum
1 cubic metre recycle bin	\$478.80 per annum
1.5 cubic metre recycle bin	\$726.00 per annum
2 cubic metre recycle bin	\$966.90 per annum
3 cubic metre recycle bin	\$1,455.30 per annum
4.5 cubic metre recycle bin	\$2,190.60 per annum
Commercial Waste Service Charge	
Commercial waste bins serviced weekly and recycling bins serviced fortnightly	
240 litre waste bin	\$225.30 per annum
1 cubic metre waste bin	\$1,248.30 per annum
1.5 cubic metre waste bin	\$1,893.90 per annum
2 cubic metre waste bin	\$2,542.80 per annum
3 cubic metre waste bin	\$3,837.60 per annum
4.5 cubic metre waste bin	\$5,778.30 per annum
20 cubic metre waste bin	\$57,489.30 per annum
240 litre recycle bin	\$86.40 per annum
1 cubic metre recycle bin	\$478.80 per annum
1.5 cubic metre recycle bin	\$726.00 per annum
2 cubic metre recycle bin	\$966.90 per annum
3 cubic metre recycle bin	\$1,455.30 per annum
4.5 cubic metre recycle bin	\$2,190.60 per annum

Waste Management Utility Charge

The Waste Management Utility Charge for 2020/21 will be \$105.00, and will be used for the purposes of raising revenue for Council to provide waste infrastructure across the region to facilitate waste operations in an environmentally acceptable manner whilst being economically responsible.