

2024-2025 Rates and Charges Information

PAYMENT OF RATES

In accordance with section 118 of the Regulation, rates and charges are due to be paid within thirty-one (31) days from the date of issue shown on the rate notice.

DISCOUNT

Discount of 5 per cent will be allowed on current general rates only if the total amount of all rates and charges, including overdue amounts, is paid within thirty-one (31) days from date of issue shown on the rate notice.

Please consider adequate processing time for allowing discount. For internet or phone payments, please refer to your financial institution for transaction cut-off times.

INTEREST

Interest of 9 per cent pa compounded monthly will be charged on overdue rates and charges.

PENSIONER SUBSIDY

The Queensland Government's Pensioner Rate Subsidy Scheme provides a subsidy equal to 20 per cent (up to a maximum amount of \$200 each year) of the gross rates and charges levied by Council. To be eligible for the scheme you must be:

- a holder of a current eligible concession card, being either a Queensland pension concession issued by Centrelink or Department of Veterans' Affairs, or a Department of Veterans' Affairs Repatriation Health Card for all conditions (Gold Card)
- the owner or life tenant of the property, which is your principal place of residence
- legally responsible for the payment of rates and charges levied on that property.

The property must be located in Queensland and the subsidy is allowable on only one property at any one time. A new application must be lodged if your address changes, or if your principal place of residence is sold or another property is purchased which becomes your principal place of residence.

Verification checks are lodged with Centrelink and Department of Veterans' Affairs each year to confirm eligibility. Pensioners registered with Council and verified with Centrelink or Department of Veterans' Affairs will continue to receive the rebate each year without the need to re-apply, providing circumstances have not changed. If you consider you may be eligible, download a pensioner subsidy application form from Council's website or contact Council for further details.

GENERAL RATES

General rates are for services, facilities and activities that are supplied or undertaken for the benefit of the community in general.

LAND VALUATION

A differential general rate will be levied on all rateable land based on the value of the land as assessed by the Department of Resources. The value of the land is either the site value (non-rural land) or the unimproved value (rural land) determined under the *Land Valuation Act 2010*.

DIFFERENTIAL GENERAL RATES

The categories into which rateable land is categorised, the description of those categories and the method by which the land is to be identified and included in its appropriate category is contained in the Differential General Rating Tables. General rates are calculated by multiplying the land valuation with the 'rate cents in the \$ per annum' applicable to your property as set out in the Differential General Rating Tables. The following example shows how a general rate is calculated for a property in Category 1 based on a rateable value of \$254,000. Example: $(0.004885c \text{ in } \$) 0.004885 \times \$254,000 \text{ divided by } 2 \text{ (for half yearly)} = \620.40 .

MINIMUM GENERAL RATE

The minimum general rate recognises that there is a level at which everyone should contribute to the overall running of Council, regardless of their land valuation.

OBJECTING TO RATES CATEGORY

Objections must be made via the Notice of Objection Against Categorisation Form and submitted to Council within thirty (30) days of the rate notice being issued. The only ground for objecting is that the owner considers the land should belong to a different rating category. The lodgement of any objection will not affect the levy and recovery of rates which must still be paid. Where the objection is upheld, an adjustment of rates will be made accordingly.

Right of Appeal

In accordance with Section 92 of the Local Government Regulations 2012 owners can lodge an appeal against Council's decision by filing a notice of appeal in the Land Court registry. The notice of appeal must be filed within 42 days after the owner received notice of the decision and be in a form approved by the Land Court. Owners must give a copy of the notice of appeal to the local government within 7 days after the notice of appeal is filed in the Land Court registry.

COMMUNITY INFRASTRUCTURE CHARGE

A separate charge of \$600 is levied equally on all rateable properties for community infrastructure. Revenue raised from this charge is used to fund the continued maintenance, renewal and rehabilitation of Council's extensive road and bridge infrastructure throughout the region.

REFUSE COLLECTION CHARGE

This charge applies to properties that receive a dual domestic or commercial waste and recycling collection service. Council provides a 240-litre waste bin (serviced weekly) and a separate 240-litre bin with a yellow lid to hold recyclable materials (serviced fortnightly). Domestic dual service is \$537. Please refer to the Revenue Statement for all refuse collection charges.

WASTE DISPOSAL CHARGE

Council will levy a waste disposal charge of \$199 on properties that do not receive a Council kerbside waste and recyclables collection or Council bulk bin service and have improvements recorded against the property as determined by Council's property and rating system. The proceeds from the charge are applied to fund recurrent and capital expenditure and administration costs associated with the ongoing operation, maintenance and upgrade of Council's waste management facilities comprising landfill sites, transfer stations, weighbridge and rubbish bins.

DIRECT DEBIT

If you have a direct debit with Council, please check that your amount is sufficient to clear rates by the due date. Alternatively, please contact Council to discuss should you be unable to pay by the due date.

RURAL FIRE LEVY

A rural fire levy applies to properties within the Rural Fire Brigade areas. The proceeds are remitted to Rural Fire Brigades to fund ongoing provision and maintenance of fire-fighting equipment and operations.

EMERGENCY MANAGEMENT LEVY

Council is required to collect this levy on behalf of the State Government and remits the proceeds to Queensland Fire Department (QFD). Further information about the Emergency Management Levy can be found on the QFD website: www.fire.qld.gov.au or by contacting QFD on 13 74 68.

SUPPLEMENTARY RATE NOTICES

A supplementary rate or charge occurs when there are changes to valuations, services or ownership of a property. The charges are usually calculated on a pro-rata basis from the date the changes take effect.

OWNERSHIP TRANSFER FEE

When a property is purchased, Scenic Rim Regional Council charges an ownership transfer fee to the purchaser. Some exemptions may apply. Please refer to Council's website for further details.

CHANGE OF OWNERSHIP

Notification of Change of Ownership must be submitted to Titles Queensland.

If this property has been sold, please forward this notice to the new owner.

When a property changes hands, the seller and buyer negotiate the rates and charges due at the time of settlement. Council does not enter into negotiations or issue new or amended rate notices after receiving change of ownership notifications.

DEFINITIONS FOR THE PURPOSES OF DETERMINING THE CATEGORISATION OF PROPERTY FOR RATING

Principal Place of Residence

A *Principal Place of Residence* is defined as a single approved* *Dwelling House* or *Dwelling Unit* that is the place of residence at which at least one person who constitutes the owner/s of the land predominantly resides. In establishing principal place of residence, Council may consider, but not be limited to, the owner's declared address for electoral, taxation, government social security or national health registration purposes, or any other form of evidence deemed acceptable by Council. Residential premises that have not met these criteria will be deemed a non-principal place of residence.

A *Dwelling House or Dwelling Unit* is not a Principal Place of Residence where it is not occupied, whether permanently or temporarily (for more than 120 days of the financial year), including for the purposes of renovation or redevelopment; except where:

- (a) a premises being renovated remains the registered principal place of residence for the purposes specified above and that the owner/s do not own any other property which they claim to be their principal place of residence, and
- (b) a property is vacant for longer than 120 continuous days of the financial year due to owner/s absence on an extended holiday, provided that the property remains vacant for the entire period of their absence.

*Approved in the context of the definition of "principal place of residence" means a property where a final building inspection certificate for a *Dwelling House or Dwelling Unit* has been issued or an approval for establishment or occupation of a temporary home has been granted. For the purposes of this definition, a Body Corporate cannot reside in a principal place of residence.

Body Corporate

Means:

- A company or corporation incorporated under the *Corporations Act 2001*(Ccth)
- An association incorporated under the *Associations Incorporation Act 1981*
- A government entity, or
- Any other entity incorporated under any other legislation

Land

The term *Land* includes a lot in a community titles scheme or group title.

Vacant Residential Land

Vacant Residential Land means land used for a residential purpose with no improvements or structures, irrespective of whether such structures are either temporarily or permanently vacant. For the avoidance of doubt, land with structures that are temporarily or permanently vacant will not constitute *Vacant Residential Land*.

Vacant Rural Land

Vacant Rural Land means land used for a rural or agricultural purpose devoid of buildings or structures with the exception of sheds, outbuildings, garages or other minor structures not designed or used for human habitation or occupation.

Dwelling House or Dwelling Unit

A *Dwelling House or Dwelling Unit* includes a house, granny flat or relative's accommodation but does not include a multi-unit residential building such as a duplex, apartment, unit complex or a block of flats.

A *Secondary Dwelling House or Dwelling Unit* is a dwelling house or dwelling unit which does not share a common wall or roof line with another dwelling house or dwelling unit on the same land.

Gross Floor Area

The term *Gross Floor Area* means the total floor area of all buildings and sheds, measured from the outside of external walls or the centre of party walls, and includes all roofed areas.

Accommodation Provider

Land used or capable of being used for short term accommodation including hotel, motel or cabins containing accommodation units or rooms.

For the avoidance of doubt, units or rooms quantitative include number of approved minor camping sites or campground sites.

High Impact or Special Industry

The term *High Impact or Special Industry* includes an:

- abattoir
- concrete batching plant
- knackery
- meat processing facility
- sawmill
- tannery
- facility which processes animal by-products
- facility for the production of fertiliser, and
- facility for the manufacture of swimming pools.

Residential Institution

A *Residential Institution* includes:

- an aged-care facility
- a retirement home, and
- a retirement village.

Transport Depot

The term *Transport Depot* includes land used for:

- the parking or garaging of three or more *Commercial Vehicles* and
- may include the maintenance, repair or storage of such vehicles and

- may include the transfer and storage of goods delivered by rail or road transport or transfer of goods or persons from one vehicle to another.

The term *Commercial Vehicles* means medium rigid buses and trucks, heavy rigid buses and trucks, heavy combination trucks and prime movers, B-doubles and road trains.

Bromelton State Development Area

The *Bromelton State Development Area* is the Bromelton Major Industry Precinct and the Bromelton Major Industry Sub-Precinct Area as depicted on the maps prepared by the Department of State Development.

Those maps can be accessed at:
www.statedevelopment.qld.gov.au/coordinator-general/state-development-areas/current/bromelton-state-development-area

On Farm Packing Operation

The term *On Farm Packing Operation* means land containing a facility where fruit, vegetables and/or other horticultural produce are received and/or processed prior to distribution to market.

Operations may include but are not limited to sorting, trimming, washing, drying, waxing, curing, chemical treatment, packaging, pre-cooling, storage, and transportation.

Domestic Water Extraction

The term *Domestic Water Extraction* means land with a minor public utility (water supplier) for domestic water carrier supply only.

Domestic water carrier supply is defined as water extraction for the purpose of bulk water delivery confined to the Tamborine Mountain bounded locality.

Commercial Water Extraction

The term *Commercial Water Extraction* means land with a minor public utility (water supplier) for commercial and/or domestic water carrier supply.

Commercial water carrier supply is defined as water extraction for the purpose of bulk water delivery outside the Tamborine Mountain bounded locality.

Fast Food Restaurant

The term *Fast Food Restaurant* means a franchise or a number of similar establishments under one ownership, or management with common branding, where foods such as chicken, chips, pizza, hamburgers, etc can be prepared and served quickly.

Differential General Rating 2024-2025

Cat. = Category
Rate = Cents In \$

Min. = Minimum General Rate \$
Cap. = Capped % Increase

Cat.	Name	Description	Rate	Min.	Cap.
RESIDENTIAL					
1	Residential Principal Place of Residence	Land, including rural residential land, which is: (a) used for the purpose of a single Dwelling House or Dwelling Unit, where such land is the owner's Principal Place of Residence; or (b) Vacant Residential Land that an owner intends to make its Principal Place of Residence.	0.4885	\$1,239	15%
1MD	Residential Principal Place of Residence with Second Dwelling	Land, including rural residential land, used for the purpose of single Dwelling House or Dwelling Unit and a Secondary Dwelling House or Dwelling Unit, where such land is the owner's Principal Place of Residence.	0.6107	\$2,401	15%
1NPR	Residential Non-Principal Place of Residence	Land, including rural residential land, which is: (a) used for the purpose of a single Dwelling House or Dwelling Unit, where such land is not the owner's Principal Place of Residence; or (b) any land used for residential purposes which is not otherwise categorised.	0.6107	\$1,603	15%
1NP RMD	Residential Non-Principal Place of Residence with Second Dwelling	Land, including rural residential land, used for the purpose of single Dwelling House or Dwelling Unit and a Secondary Dwelling House or Dwelling Unit, where such land is not the owner's Principal Place of Residence.	0.7328	\$3,057	15%

Cat.	Name	Description	Rate	Min.	Cap.
MULTI-UNIT DWELLING					
21	Multi-Unit Dwelling 2-3 Flats/Units	Residential land used for a multi-unit residential building, which does not form part of a community titles scheme or residential group title, containing 2 to 3 flats or units or a duplex.	0.7695	\$2,709	N/A
22	Multi-Unit Dwelling 4-5 Flats/Units	Residential land used for a multi-unit residential building, which does not form part of a community titles scheme or residential group title, containing 4 to 5 flats or units.	1.1293	\$4,141	N/A
23	Multi-Unit Dwelling 6-7 Flats/Units	Residential land used for a multi-unit residential building, which does not form part of a community titles scheme or residential group title, containing 6 to 7 flats or units.	1.5926	\$5,632	N/A
24	Multi-Unit Dwelling 8-9 Flats/Units	Residential land used for a multi-unit residential building, which does not form part of a community titles scheme or residential group title, containing 8 to 9 flats or units.	2.7640	\$11,568	N/A
25	Multi-Unit Dwelling > 9 Flats/Units	Residential land used for a multi-unit residential building, which does not form part of a community titles scheme or residential group title, containing more than 9 flats or units.	2.4271	\$13,040	N/A
RURAL					
9	Rural Principal Place of Residence	Land used for a rural or agricultural purpose containing a Dwelling House or Dwelling Unit, where such land is the owner's Principal Place of Residence and Vacant Rural Land that an owner intends to make its Principal Place of Residence, other than land included in categories 10 to 78.	0.4021	\$1,379	15%
9NPR	Rural Non-Principal Place of Residence	Land used for a rural or agricultural purpose, which contains: (a) a Dwelling House or Dwelling Unit, where such land is not the owner's Principal Place of Residence and not included in categories 10 to 78; or (b) any land used for a rural or agricultural purpose which is not otherwise categorised.	0.4624	\$1,539	15%
COMMERCIAL					
11	Poultry Farm 1,000-100,000 Birds	Land used, in whole or in part, for a poultry farm capable of housing 1,000 to 100,000 birds.	1.4712	\$12,826	N/A
11A	Poultry Farm 100,001-200,000 Birds	Land used, in whole or in part, for a poultry farm capable of housing 100,001 to 200,000 birds.	1.4712	\$19,503	N/A
11B	Poultry Farm 200,001-400,000 Birds	Land used, in whole or in part, for a poultry farm capable of housing 200,001 to 400,000 birds.	1.4712	\$26,793	15%
11C	Poultry Farm 400,001-600,000 Birds	Land used, in whole or in part, for a poultry farm capable of housing 400,001 to 600,000 birds.	1.4712	\$30,941	N/A
11D	Poultry Farm 600,001-800,000 Birds	Land used, in whole or in part, for a poultry farm capable of housing 600,001 to 800,000 birds.	1.4712	\$64,484	N/A
11E	Poultry Farm > 800,000 Birds	Land used, in whole or in part, for a poultry farm capable of housing more than 800,000 birds.	1.4712	\$82,586	N/A
12	Shopping Centre > 1,250 m ² > 100 vehicles	Land used for a shopping centre with a Gross Floor Area greater than 1,250 square metres and/or onsite parking for more than 100 vehicles.	3.3393	\$82,840	15%
12A	Shopping Centre Other	Land used for a supermarket with on-site parking and not included in category 12.	1.6571	\$10,361	N/A
13	Water Drainage, Storage & Delivery	Land used or capable of being used for: (a) water drainage, storage and delivery; and (b) any purpose associated with, or ancillary to, water drainage, storage and delivery, such as maintenance, accommodation, recreational and/or education facilities.	3.1360	\$12,388	N/A
14	Accommodation Provider 36-50 Units/Rooms	Land used or capable of being used for short term accommodation including a hotel, motel or cabins containing 36 to 50 accommodation units or rooms.	1.0490	\$26,087	N/A
14A	Accommodation Provider 7-35 Units/Rooms	Land used or capable of being used for short term accommodation including a hotel, motel or cabins containing 7 to 35 accommodation units or rooms, other than land included in categories 55 or 56.	0.8369	\$4,295	N/A
14B	Accommodation Provider < 7 Units/Rooms	Land used or capable of being used for short term accommodation including a hotel, motel or cabins containing less than 7 accommodation units or rooms, other than land included in categories 14D, 14E or 55.	0.6852	\$2,121	15%
14C	Accommodation Provider > 50 Units/Rooms	Land used or capable of being used for short term accommodation including a hotel, motel or cabins containing more than 50 accommodation units or rooms.	1.5567	\$33,914	N/A
14D	Rural Accommodation Provider < 3 Units/Rooms	Land used for a rural or agricultural purpose with short term accommodation containing less than 3 accommodation units or rooms.	0.4869	\$2,121	N/A
14E	Rural Accommodation Provider 3-6 Units/Rooms	Land used for a rural or agricultural purpose with short term accommodation containing 3 to 6 accommodation units or rooms.	0.5258	\$2,121	N/A
15	High Impact & Special Industry > 40 Employees	Land used or capable of being used for a High Impact or Special Industry with more than 40 on-site employees/contractors.	1.8574	\$52,499	N/A
16	High Impact & Special Industry Other	Land used or capable of being used for a High Impact or Special Industry with 40 or less on-site employees/contractors.	1.9214	\$8,668	15%
17	Extractive 100,001-1,000,000 Tonnes	Land used, in whole or in part, for extractive industry licensed for 100,001 to 1,000,000 tonnes of material.	3.3009	\$57,425	15%
17A	Extractive 1,000,001-2,000,000 Tonnes	Land used, in whole or in part, for extractive industry licensed for 1,000,001 to 2,000,000 tonnes of material.	3.3009	\$116,627	15%
17B	Extractive 2,000,001-3,000,000 Tonnes	Land used, in whole or in part, for extractive industry licensed for 2,000,001 to 3,000,000 tonnes of material.	3.3009	\$233,330	N/A
17C	Extractive > 3,000,000 Tonnes	Land used, in whole or in part, for extractive industry licensed for more than 3,000,000 tonnes of material.	3.3009	\$466,662	N/A
18	Extractive 5,000-100,000 Tonnes	Land used, in whole or in part, for extractive industry licensed for 5,000 to 100,000 tonnes of material.	0.9183	\$23,911	N/A
19	Commercial	Land used or capable of being used for commercial or industrial purposes, other than land included in categories 11 to 18 or 26 to 78.	0.9640	\$2,192	15%
26	Residential Institution 1-25 Dwellings	Land used for a Residential Institution containing 1 to 25 independent living dwellings.	1.4512	\$9,004	N/A
27	Residential Institution 26-50 Dwellings	Land used for a Residential Institution containing 26 to 50 independent living dwellings.	1.4112	\$27,282	N/A
28	Residential Institution 51-75 Dwellings	Land used for a Residential Institution containing 51 to 75 independent living dwellings.	1.3543	\$32,344	N/A

Cat.	Name	Description	Rate	Min.	Cap.
29	Residential Institution 76-100 Dwellings	Land used for a Residential Institution containing 76 to 100 independent living dwellings.	1.3143	\$65,235	N/A
30	Residential Institution > 100 Dwellings	Land used for a Residential Institution containing more than 100 independent living dwellings.	1.2743	\$84,153	N/A
35	Transformer, Electricity Substation & Telecommunication Site	Land used or capable of being used for: (a) a transformer, electricity substation or telecommunications site; and (b) any purpose associated with, or ancillary to a transformer, electricity substation or telecommunications site, such as offices, depots and storage sheds.	4.2734	\$12,735	15%
44	Service Station 4-8 Fuel Hoses	Land used for a service station with between 4 and 8 fuel hoses.	1.1117	\$4,727	N/A
45	Service Station 9-16 Fuel Hoses	Land used for: (a) a service station with between 9 and 16 fuel hoses; or (b) a fuel or oil depot.	1.5713	\$6,166	15%
46	Service Station > 16 Fuel Hoses	Land used for a service station with more than 16 fuel hoses, other than land included in category 47.	2.1952	\$12,985	N/A
47	Service Station > 16 Fuel Hoses with shops	Land used for a service station with more than 16 fuel hoses and 2 or more separate shops and a fuel retail outlet.	2.2232	\$26,184	N/A
55	Pub, Hotel & Tavern	Land used for a pub, hotel or tavern.	1.1105	\$3,978	15%
56	Brewery & Winery	Land used for a brewery or winery where such brewery or winery incorporates a cellar door, restaurant or function centre.	1.0038	\$2,582	15%
60	Sporting Club & Sporting Facility	Land used for a sporting club or sporting facility.	0.6245	\$2,108	N/A
70	Transport Depot Other	Land used, in whole or in part, for the purposes of a Transport Depot, other than land included in categories 70A to 70F.	0.8554	\$4,414	N/A
70A	Transport Depot 2,501-5,000m ²	Land used, in whole or in part, for the purposes of a Transport Depot with a Gross Floor Area 2,501 to 5,000 square metres.	2.7295	\$37,438	N/A
70B	Transport Depot 5,001-10,000m ²	Land used, in whole or in part, for the purposes of a Transport Depot with a Gross Floor Area 5,001 to 10,000 square metres.	2.7295	\$74,877	N/A
70C	Transport Depot 10,001-20,000m ²	Land used, in whole or in part, for the purposes of a Transport Depot with a Gross Floor Area 10,001 to 20,000 square metres.	2.7295	\$147,689	N/A
70D	Transport Depot 20,001-30,000m ²	Land used, in whole or in part, for the purposes of a Transport Depot with a Gross Floor Area 20,001 to 30,000 square metres.	2.7295	\$249,789	N/A
70E	Transport Depot 30,001-40,000m ²	Land used, in whole or in part, for the purposes of a Transport Depot with a Gross Floor Area 30,001 to 40,000 square metres.	2.7295	\$349,675	N/A
70F	Transport Depot > 40,000m ²	Land used, in whole or in part, for the purposes of a Transport Depot with a Gross Floor Area more than 40,000 square metres.	2.7295	\$449,710	N/A
71	Bromelton Land > \$1m	Land wholly located within the Bromelton State Development Area which has a rateable value greater than \$1,000,000, other than land included in categories 11 to 18 or 26 to 70.	3.1804	\$2,283	N/A
72	Turf Farm	Land used, in whole or in part, for a turf farm, other than land included in categories 11 to 11E or 17 to 18.	0.8393	\$2,930	N/A
74	On Farm Packing Operation 0-2,500m ²	Land used, in whole or in part, for an On Farm Packing Operation with a Gross Floor Area 0 to 2,500 square metres.	0.6007	\$4,187	N/A
75	On Farm Packing Operation > 2,500m ²	Land used, in whole or in part, for an On Farm Packing Operation with a Gross Floor Area more than 2,500 square metres.	2.0987	\$11,932	N/A
76	Domestic Water Extraction	Land used, or capable of being used, in whole or in part, for Domestic Water Extraction, other than land included in category 55.	0.5900	\$2,247	15%
77	Commercial Water Extraction	Land used, or capable of being used, in whole or in part, for Commercial Water Extraction and/or on-site or off-site water bottling.	1.2481	\$4,702	N/A
78	Fast Food Restaurant	Land used, in whole or in part, for a Fast Food Restaurant, other than land included in category 12, 46 or 47.	2.4956	\$7,187	N/A
OTHER					
10	Pump & Dip Site	Land used for pump sites and dip sites valued separately from balance of holding or held separately by trustees.	0.2290	\$55	N/A
20	Land not included elsewhere	Land not included in any other category.	0.4710	\$1,298	N/A