



LATE ITEMS AGENDA

Ordinary Meeting

Wednesday 22 September 2021

Roma Administration Centre

NOTICE OF MEETING

Date: 21 September 2021

Mayor:

Councillor T D Golder

Deputy Mayor:
Councillors:

Councillor G B McMullen
Councillor J R P Birkett
Councillor M C Edwards
Councillor J L Guthrie
Councillor J M Hancock
Councillor W L Ladbrook
Councillor C J O'Neil
Councillor W M Taylor

Chief Executive Officer:

Ms Julie Reitano

Executive Management:

Mr Rob Hayward (Deputy Chief Executive Officer/Director
Development, Facilities & Environmental Services)
Ms Sharon Frank (Director Corporate & Community Services)

Attached is the agenda for the **Ordinary Meeting** to be held at the Roma Administration Centre on
22 September, 2021 at 9.00AM.

Julie Reitano
Chief Executive Officer

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OFFICER REPORT

Meeting: Ordinary 22 September 2021

Date: 17 September 2021

Item Number: L.1

File Number: D21/76081

SUBJECT HEADING: Annual Valuation Consultation for the Maranoa Region

Classification: Open Access

Officer's Title: Manager - Communication, Information & Administration Services

Executive Summary:

On 13 September 2021 at 5.14pm (via email and after the Agenda was published), Council received correspondence from the Department of Resources consulting with Council on whether a valuation is required for the Maranoa Region to be effective 30 June 2022. Unfortunately, the due date for a response is **Monday 11 October 2021**, which is before the next Ordinary Meeting on 13 October, 2021.

In accordance with the *Land Valuation Act 2010*, the Department of Resources is responsible for issuing valuations on land in Queensland for Councils.

Councils use these land valuations when calculating general rates, by applying the 'rate' (or cents per dollar) to the valuation, and also set minimums and apply other rating tools approved in the legislation. The valuations provide a basis for fair and equitable rating systems between ratepayers.

It is important that the valuations of land are as up to date as possible and reflective of the market.

Given Council has resolved to undertake a *rating category restructure* it is appropriate that a revaluation be undertaken to give the most up to date information ahead of the 2022/23 rating year.

Officer's Recommendation:

That Council recommend to the Department of Resources to undertake an annual valuation of land in the Maranoa Local Government Area.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Valuer-General – Department of Resources

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
Nil	

Context:

Why is the matter coming before Council?

Correspondence has been received from the Department of Resources seeking Council's opinion on whether a valuation is required for the Maranoa Region to be effective 30 June 2022.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

Each year the Valuer-General consults with Council regarding an annual valuation of the Maranoa Region.

By way of background the following table outlines the Annual Valuations undertaken since 2011:

Annual Valuation effective from date:	Financial year in effect for:
30/06/2021	2021/22
30/06/2018	2020/21 2019/20 2018/19
30/06/2017	2017/18
30/06/2015	2016/17 2015/16
30/06/2013	2014/15 2013/14
30/06/2012	2012/13
30/06/2011	2011/12

Annual Payments to Department of Resources

Each financial year Council must pay a fee for the valuation roll. The amount is paid irrespective of whether (or not) an annual valuation is made in a particular year.

The fee is prescribed under the *Land Valuation Regulation 2003*. The annual cost to Council (excluding GST) has been as follows:

2020/2021	\$79,551.85
2019/2020	\$77,817.40
2018/2019	\$76,160.70
2017/2018	\$76,316.35
2016/2017	\$73,839.85

2015/2016	\$71,541.65
2014/2015	\$68,978.70
2013/2014	\$66,616.50
2012/2013	\$63,050.00

Furthermore, Council is also invoiced separately for valuation roll maintenance each month based on quantities (e.g. new valuations due to sale splits).

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Land Valuation Act 2010

Section 74 Exceptions to annual valuation requirement

- (1) *The valuer-general need not make an annual valuation of land in a local government area if the valuer-general considers it is not possible to do so because of unusual circumstances.*
- (2) *The valuer-general may decide not to make an annual valuation of land in a local government area after considering –*

(a) a market survey report for the area; and

(b) the results of consultation with the local government for the area, and appropriate local groups and industry groups.

Example of local group - the local Chamber of Commerce

Examples of industry groups - AgForce, Queensland Industrial Union of Employers and Queensland Canegrowers Organisation Limited

- (3) *In this section –*

market survey report, for a local government area, means a report to the valuer-general giving –

(a) details of sales of land, including sales of land outside the area, since the last annual valuation was made; and

(b) the probable impact of the sales on the value of land in the area if an annual valuation were to be made.

...

203 Supplying copies of valuation roll

- (1) *This section applies on the completion of any of the following (the **roll document**)—*
 - (a) the valuation roll for the first or any subsequent valuation for a local government area;*
 - (b) if the valuer-general has prepared a part of the valuation roll—that part.*

(2) *The valuer-general must—*

(a) *give the following entities a copy of the roll document, or the parts of it that the entities require—*

- (i) *the State revenue commissioner;*
- (ii) *any relevant administering authority; and*

(b) *give the relevant local government a copy of the roll document.*

(3) *Subsection (2) must be complied with as soon as is reasonably practicable after the completion, but at least 3 months before the valuations recorded in the roll document first take effect.*

(4) *If the roll document is amended, the valuer-general must give each entity mentioned in subsection (2) the amendment.*

(5) *The fee prescribed under a regulation for the supply is payable annually—*

(a) *to the valuer-general; and*

(b) *whether or not an annual valuation is made in a particular year.*

(6) *In this section—*

relevant administering authority *means a person administering an Act who needs the roll document to administer that Act.*

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision?

What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

Nil

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? *(Please include consultation with the funding body, any dates of critical importance or updates or approvals required)*

The letter pertains to the State Government consulting with Council.

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. *(Please do not just include names)*

Nil

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? *Is this already included in the budget? (Include the account number and description).*

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

Nil

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Any changes to valuations will need to be considered when making differential rates for the 2022/23 year.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Landowners in the Maranoa Regional Council area.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Nil	

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

That Council recommend to the Department of Resources to make an annual valuation of land in the Maranoa Local Government Area.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

That Council recommend to the Department of Resources to make an annual valuation of land in the Maranoa Local Government Area.

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

No.

Link to Operational Plan Function:

Corporate Plan 2018-2023

Strategic Priority 2: Delivering strong financial management

2.2 Revenue collection

Supporting Documentation:

[1](#) Annual Valuation - Consultation - Maranoa Regional Council - Effective 30 June 2022 - Response Due Monday 11 October 2021- Department of Resources (Council Meeting)

D21/76076

Report authorised by:

Director - Corporate & Community Services



Department of Resources

13 September 2021

Ms Julie Reitano
Chief Executive Officer
Maranoa Regional Council
PO Box 620
ROMA QLD 4455

Email: council@maranoa.qld.gov.au;

Dear Ms Reitano

RE: CONSIDERATION FOR ANNUAL VALUATION EFFECTIVE - 30 JUNE 2022

I am seeking your views in relation to the revaluation of your local government area as part of the 30 June 2022 Revaluation Program.

The *Land Valuation Act 2010* (the Act) requires that the Valuer-General undertake an annual valuation, however the Valuer-General may decide not to make an annual valuation of land in a local government area after considering:

- a market survey report for the local government area which reviews sales of land and the probable impact of the sales on the value of land since the last annual valuation, and
- the results of consultation with the local government for the area and appropriate local and industry groups.

In undertaking this work, officers of the State Valuation Service (SVS) completed a preliminary assessment of property markets and the available sales evidence within your local government area since the last revaluation, with the results being provided in the attachment to this letter. Market movement is often an indicator of a need for a revaluation but there may be further influences that support market growth or reductions.

Consistent with the Act, can you provide your feedback on the preliminary assessment by the SVS, and/or your advice regarding your support or otherwise for a revaluation, effective 30 June 2022. You may wish to include any additional information relevant for consideration.

Consistent with the Act, the results of this consultation will be used to inform the final decision making of the Valuer-General, which is expected to occur no later than 31 December 2021.

Please provide your response in writing to me by 11 October 2021 via email:
valuer-general@resources.qld.gov.au.

Should you have any further enquiries regarding details provided in the attachment, please contact John Thomas, Area Manager of the department on telephone 07 4529 1383. Alternatively, I would be very pleased to meet with you to discuss the operations of the SVS.

Yours sincerely

A handwritten signature in black ink, appearing to read "Suzanne Stone".

Suzanne Stone
Executive Director
State Valuation Service
Department of Resources

Department of Resources
Level 8, 1 William Street, Brisbane
PO Box 15216, City East
Queensland 4002 Australia
Telephone: +61 7 3199 7770
Email: valuer-general@resources.qld.gov.au
www.resources.qld.gov.au
ABN 59 020 847 551

OFFICER REPORT

Meeting: Ordinary 22 September 2021

Date: 21 September 2021

Item Number: L.2

File Number: D21/76709

SUBJECT HEADING: South West Queensland Regional Organisation of Councils (SWQROC) - Membership arrangements

Classification: Open Access

Officer's Title: Lead Officer - Elected Members & Community Engagement

Executive Summary:

Maranoa Regional Council is a member of the South West Queensland Regional Organisation (SWQROC). Each member Council is asked to consider full membership, which will include the Mayor of each member council, plus one other elected member as determined by each Council.

Council is asked to nominate its additional elected member.

Officer's Recommendation:

That Council nominate <Cr Name> as Maranoa Regional Council's additional representative for South West Queensland Regional Organisation of Councils (SWQROC) Incorporated.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

SWQROC members

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
SWQROC	South West Queensland Regional Organisation of Councils

Context:

Why is the matter coming before Council?

For Council to comply with SWQROC's full membership requirements, Council must nominate an Elected Member to join the association, in addition to the Mayor.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

The attached letter has been received through the Office of the CEO from SWQROC Executive Officer regarding the requirement for SWQROC Councils to have its full membership finalised prior to the AGM scheduled for 24 October 2021.

In line with the *Association's Incorporation Act 1981* and the *SWQROC Constitution* it is a requirement for an Association to have a minimum of seven (7) members.

As endorsed at the SWQROC Management Committee Meeting held on Friday 2 July 2021, the SWQROC Inc., full membership will include the Mayor of each member Council, plus one other elected member as determined by each Council.

The nominated additional elected member must be determined by 30 September 2021.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?

(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Association's Incorporation Act 1981 and SWQROC Constitution.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision?

What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

Not applicable.

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say?

(Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Not applicable.

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application.

(Please do not just include names)

Member Council's contribute a membership fee annually. The 2021/22 financial year subscription is \$50,000 GST free.

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$) Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

No budget impacts.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Budget is reviewed annually.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

SWQROC members

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Mitigated	Nomination of an additional elected member will meet SWQROC requirements.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

That Council put forward a nomination.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council nominate <Cr name> as Maranoa Regional Council's additional representative for South West Queensland Regional Organisation of Councils (SWQROC) Incorporated.

Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 4: Growing our region

4.1 Elected members

Supporting Documentation:

[1](#) Correspondence Received - SWQROC Incorporated Full D21/76695
Membership Letter to Maranoa Regional Council

Chief Executive Officer



3rd August 2021

Mr Julie Reitano
CEO
Maranoa Regional Council
Cnr Bungil and Quintin Streets
ROMA QLD 4455
Via Email: julie.reitano@maranoa.qld.gov.au

Dear Julie

Re: South West Queensland Regional Organisation of Councils (SWQROC) Incorporated – Notification of Full Membership required by 30th September 2021

I write to you in relation to the South West Queensland Regional Organisation of Councils (SWQROC) requirement to have its full membership finalised prior to the AGM scheduled for October 24th - to coincide with the LGAQ Annual Conference.

In line with the *Association's Incorporation Act 1981* and the *SWQROC Constitution* it is a requirement for an Association to have a minimum of seven (7) members.

As endorsed at the SWQROC Management Committee Meeting held on Friday 2nd July in St George, the SWQROC Inc. full membership will include the Mayor of each member council, plus one other elected member as determined by each individual Council.

This process will provide a total of twelve (12) members for the Association (ROC) to ensure we are complying with the *Association's Incorporation Act 1981*. As explained at our meeting in July, the strategic direction and priorities of the ROC will still be directed and oversighted by the Management Committee consisting of the Mayors of the six (6) member Councils, however, for the purposes of the AGM, it will be necessary for a quorum of the full membership to be present, (i.e., seven (7) of the 12 members).

As noted above, it is planned to convene the AGM of the newly incorporated SWQROC in late October and therefore in preparation, we request that each member council determine and advise their second member of the Association (ROC) by no later than **30th September 2021** via email to linda.richardson@swqroc.com.au

Please do not hesitate to contact me should you have any questions regarding this process.

Kind regards

Simone Talbot
Executive Officer