

MINUTES OF THE SPECIAL BUDGET MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 26 JULY 2018 COMMENCING AT 9.06AM

ATTENDANCE

Mayor Cr. T D Golder chaired the meeting with, Deputy Mayor Cr. J L Chambers (by telephone until 11.11am), Cr. N H Chandler, Cr. P J Flynn (by telephone until approximately 9.15am), Cr. G B McMullen, Cr. W M Newman, Cr. C J O'Neil, Cr. D J Schefe, Cr. J M Stanford, Chief Executive Officer – Julie Reitano, Director Development, Facilities & Environmental Services – Rob Hayward, Director Corporate, Community & Commercial Services – Sharon Frank, and Minutes Officer – Kelly Rogers in attendance.

WELCOME

The Mayor welcomed all present and declared the meeting open at 9.06am.

APOLOGIES

There were no apologies for the meeting.

BUSINESS

Resolution No. SMB/07.2018/01

Moved Cr Schefe

That Council suspend the Standing Orders Policy at 9.07am to allow for all Councillors to have an opportunity to speak in regard to the budget should they wish to do so.

CARRIED

9/0

Cr. Flynn's call into the meeting ceased at approximately 9.15am, and he did not return to the meeting.

Item Number:

3.1

File Number: D18/54194

SUBJECT HEADING:

PREPARATION AND PRESENTATION OF A BUDGET TO COUNCIL FOR CONSIDERATION

Officer's Title:

Mayor

Executive Summary:

The report presented a proposed budget for 2018/19.

Resolution No. SMB/07.2018/02

Moved Cr Chambers

Seconded Cr McMullen

That the proposed budget as presented by the Mayor be formally received by Council.

On confirmation of the Special Budget Meeting Minutes at the General Meeting on 8 August 2018, Council resolved that the draft budget as presented by the Mayor be included as an attachment to the minutes for agenda Item 3.1, clearly marked 'Presented but Not Adopted'.

This document can be accessed via - <http://www.maranoa.qld.gov.au/2019-19>

CARRIED

8/0

Responsible Officer

Mayor

Item Number: 3.2

File Number: D18/54193

SUBJECT HEADING: STATEMENT OF ESTIMATED FINANCIAL POSITION
2017/18

Officer's Title: Chief Executive Officer

Executive Summary:

Section 205 of the Local Government Regulation 2012 requires the Chief Executive Officer to present the local government's annual budget meeting with a statement of estimated financial position for the previous financial year.

Resolution No. SMB/07.2018/03

Moved Cr Scheff

Seconded Cr Chandler

That pursuant to Section 205 of the *Local Government Regulation 2012*, the statement of estimated financial position for the previous financial year be received and its contents noted.

CARRIED

8/0

Responsible Officer	Chief Executive Officer
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Item Number: 3.3 File Number: D18/56963

SUBJECT HEADING: SUMMARY OF BUDGET SUBMISSIONS & FINANCIAL PLANNING COMMITTEE RECOMMENDATIONS AND DRAFT 2018/19 BUDGET AS RECOMMENDED BY THE COMMITTEE

Officer's Title: Chief Executive Officer

Executive Summary:

This report tabled a summary of the Mayor's Proposed Budget (Column A) and the recommendations of the Budget Submissions and Financial Planning Standing Committee, updated for the Special Meetings (Column B).

Notes on the variations between Columns A and B were included within the report for ease of reference. The variations were shown in Column C.

In accordance with Council resolutions SM/07.2018/21 and SM/07.2018/22, the final draft 2018/19 budget (incorporating the final draft 2018/19 Revenue Statement) as recommended by the Budget Submissions and Financial Planning Standing Committee was attached and included in Item 3.3 of the Special Budget Meeting Agenda item.

Resolution No. SMB/07.2018/04

Moved Cr Newman

Seconded Cr Chambers

That Council receive and note the information as presented.

On confirmation of the Special Budget Meeting Minutes at the General Meeting on 8 August 2018, Council resolved that the draft budget as recommended by the Budget Submissions & Financial Planning Standing Committee be included as an attachment to the minutes for Agenda Item 3.3, clearly marked 'adopted Budget'.

This document can be accessed via - <http://www.maranoa.qld.gov.au/2019-19>

CARRIED

8/0

Responsible Officer

Chief Executive Officer

Item Number: 3.4

File Number: D18/57722

SUBJECT HEADING: ADOPTION OF BUDGET

Officer's Title: Mayor

Executive Summary:

This report presented the Mayor's draft budget for 2018/19 for Council's consideration.

Resolution No. SMB/07.2018/05

Moved Cr Golder

Seconded Cr McMullen

That pursuant to section 170A of the *Local Government Act 2009* and sections 169 and 170 of the *Local Government Regulation 2012*, the proposed budget, as tabled in Agenda Item 3.1 be adopted, incorporating:

- a) The statements of financial position;
- b) The statements of cash flow;
- c) The statements of income and expenditure;
- d) The statements of changes in equity;
- e) The long-term financial forecast;
- f) The revenue statement;
- g) The revenue policy (reviewed by the Budget Submissions and Financial Planning Standing Committee on 16-18 and 23 April 2018 and adopted by Council resolution on 25 July 2018);
- h) The relevant measures of financial sustainability; and
- i) The total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget.

MOTION LOST

2/6

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Golder	Cr. Chambers
Cr. McMullen	Cr. Chandler
	Cr. Newman
	Cr. O'Neil
	Cr. Schefe
	Cr. Stanford

Resolution No. SMB/07.2018/06
Moved Cr Newman
Seconded Cr O'Neil

That pursuant to section 170A of the *Local Government Act 2009* and sections 169 and 170 of the *Local Government Regulation 2012*, the proposed budget for the 2018/19 financial year, incorporating:

- a) The statements of financial position;
- b) The statements of cash flow;
- c) The statements of income and expenditure;
- d) The statements of changes in equity;
- e) The long-term financial forecast;
- f) The revenue statement;
- g) The revenue policy (reviewed by the Budget Submissions and Financial Planning Standing Committee on 16-18 and 23 April 2018 and adopted by Council resolution on 25 July 2018);
- h) The relevant measures of financial sustainability; and
- i) The total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget,

as tabled be adopted with amendments equivalent to the variations as outlined in "Column C" reproduced below (from Agenda Item 3.3), to give effect to the recommendations of the Budget Submissions and Financial Planning Standing Committee in "Column B" and the Committee's budget included in Agenda Item 3.3, noting that this also includes adopting the Committee's final Revenue Statement as the replacement for item f) above.

		"Column B"	"Column C"
Line	Description	Value	Variations
Statement of Financial Position (SFP)			
1	Cash and cash equivalents	46,273,013	(6,935,939)
	<i>Total current assets</i>	<i>53,894,810</i>	<i>(6,935,939)</i>
4	Property, plant & equipment	774,213,136	8,956,648
	<i>Total assets</i>	<i>828,107,946</i>	<i>2,020,710</i>
6	Current liabilities - Borrowings	1,057,189	284,016
	<i>Total current liabilities</i>	<i>8,204,567</i>	<i>284,016</i>
8	Non-current liabilities - Borrowings	16,004,599	1,000,000
	<i>Total non-current liabilities</i>	<i>18,205,181</i>	<i>1,000,000</i>
	<i>Total liabilities</i>	<i>26,409,748</i>	<i>1,284,016</i>
	<i>Net community assets</i>	<i>801,698,198</i>	<i>736,694</i>
11	Retained surplus	592,234,731	733,493
	<i>Total community equity</i>	<i>801,698,198</i>	<i>736,694</i>
Statement of Cash Flow (SCF)			
1	Receipts from customers	54,844,482	(3,770,292)
2	Payments to suppliers and employees	(58,104,631)	(3,131,493)
6	Borrowing costs	(770,706)	(25,186)

	<i>Net cash inflow from operating activities</i>	18,136,278	(6,926,971)
8	Payments for property, plant and equipment	(79,346,502) (refer Note 1 below)	(8,953,449)
9	Grants, subsidies, contributions and donations	44,506,419	7,660,465
	<i>Net cash inflow from investing activities</i>	(34,307,083)	(1,292,984)
11	Proceeds from borrowings	4,500,000	1,000,000
12	Repayment of borrowings	(1,751,212)	284,016
	<i>Net cash inflow from financing activities</i>	2,748,788	1,284,016
	<i>Net increase in cash and cash equivalent held</i>	(13,422,017)	(6,935,939)
	<i>Closing cash and cash equivalents</i>	46,273,013	(6,935,939)
Statement of Income & Expenditure ("SIE")			
1	General rates	24,362,685	(6,412,720)
2	Special rates	781,745	167,447
3	Water	3,227,880	226,538
4	Water consumption, rental and sundries	1,917,753	299,231
5	Sewerage	2,704,497	181,353
6	Waste management	1,533,035	89,832
7	Less: discounts	(974,507)	1,487,526
8	Less: pensioner remissions	(166,399)	(12,954)
	<i>Net rates, levies and charges</i>	33,386,689	(3,973,747)
9	Fees and charges	11,028,580	203,455
	<i>Total operating revenue</i>	77,006,452	(3,770,292)
15	Government subsidies and grants—capital	22,012,625	7,660,465
18	<i>Grants, subsidies, contributions and donations</i>	44,506,419	7,660,465
	<i>Total revenue</i>	121,512,871	3,890,173
19	Employee benefits	28,433,792	54,822
20	Materials and services	29,670,839 (refer Note 2 below)	3,076,672
21	Finance costs	770,706	25,186
	<i>Total operating expenses</i>	78,956,769	3,156,680
	<i>Net result</i>	42,556,102	733,493
Statement of Changes in Equity ("SCE")			
3	Asset revaluation surplus - Increase in asset revaluation surplus	77,467	3,201
	<i>Closing balance</i>	209,463,467	3,201
5	Retained surplus - Net result	42,556,102	733,493
	<i>Closing balance</i>	592,234,731	733,493
8	<i>Total net result</i>	42,556,102	733,493
9	Total increase in asset revaluation surplus	77,467	3,201
	<i>Total closing balance</i>	801,698,198	736,694
Assumptions for Long Term Forecast			
No variation to the way long term forecast assumptions are indexed from the second year onwards. The variations in value occur on the lines that have been identified above for the Financial Position, Cash Flow, Income & Expenditure and Changes in Equity Statements, however they remain indexed the same way.			
Financial Sustainability Ratios			
1	Working Capital Ratio	6.57	(1.11)
2	Operating Surplus Ratio	(2.5)%	(8.69%)
3	Net Financial Asset / Liability Ratio	(35.7)%	(8.51%)

4	Interest Coverage Ratio	1.00%	0.08%
5	Asset Sustainability Ratio	147.1%	0
Change in Rates & Charges			
	Total value of change in rates and utility charges	4.77%	(16.53%)

Note 1 - Capital Expenditure	
Saleyards Fund	
Roma Saleyards Improvement Plan Stage 3: Weighbridge area - detailed designs	70,000
Roma Saleyards Safety Improvements to Ramp 2	150,000
Roma Saleyards Improvement Plan Stage 2: Safety, Security & Productivity Improvements - detailed designs	50,000
Saleyards Multi-Purpose Facility	7,922,965
Waste Fund	
Clean up Amby, Mungallala & Yuleba Waste & fencing	105,000
Water Fund	
Water main poly renewal Mungallala Railway line	30,000
Water main renewal Mitchell - Oxford St, Ann St to Caroline St	85,000
Water main renewal Mitchell - Ann St, Oxford St to Cambridge St	100,000
Water main renewal Mitchell - Adelaide St, Alice to Ann St	55,000
Water main renewal Mitchell - Edinburgh, Alice St to Ann St	55,000
Water main renewal Mitchell - Ann St, Liverpool St to Adelaide St	80,000
Lining of Mitchell water tower	120,000
Muckadilla water supply renewal	60,000
Northern Road booster Station renewal, Roma	250,000
Upgrade chlorination at Roma Tower	250,000
SCADA for water supplies - regional sites	100,000
Roma - Tiffin St Fire Flow augmentation	320,000
Meters for raw water in Surat stage 1	50,000
Sewerage Fund	
Sewer relining 2018-19 Roma, Injune & Surat	3,600,000
SCADA for sewerage facilities supplies - Roma & regional sites	400,000
Gas Fund	
Replace steel gas mains with PVC, Roma - Station Street, Whip Street & McDowall Street	55,000
Replacement meters program	20,000
Extend gas main network – South Street, Roma	10,000
Extend gas main network – Roma	100,000
Airport Fund	
Roma Airport Lock Replacement	35,000
Roma Explosive Trace Detection Replacement	85,000
Roma Airport Uninterrupted Power Supply (UPS)	140,000
Design works for movement area remediation and lighting replacements for Injune, Surat and Mitchell Aerodromes	70,000
Plant Fund	
Plant replacement program	2,590,000
General Fund	

Electric forklift Mitchell depot	18,000
Drug and Alcohol testing equipment	22,000
Security System and CCTV Yuleba Service Centre	12,925
Photocopier schedule replacement program	44,000
Host Server replacement programme	100,000
Housing upgrades - 18 Stephenson St Yuleba	25,000
Housing upgrade - 54 Ronald St Injune	15,000
Housing upgrade - 18 Stephenson St Yuleba	8,000
Housing upgrade - Bassett Park Caretaker's Residence	12,000
Housing upgrade - 50 Stephenson St Yuleba	18,000
Housing upgrade - 36 Edinburgh St Mitchell	12,000
Big Rig - supply and install new display fridge	10,600
Big Rig - upgrade of after-hours access into the Big Rig Café	9,000
KD Bar shade extension - Bassett Park	10,000
Roma Rodeo Arena - upgrade at Bassett Park	90,000
Dog Trial area at Bassett Park - rework sheep dog arena	25,000
Construction of awning off lunch room Roma Infrastructure Depot	9,000
Ramp and landing Roma & District Lapidary, Minerals Society	26,500
Aircondition Roma History Lodge	5,000
Exhaust canopy - Surat Recreation Grounds Canteen	15,000
Injune Rodeo Canteen & Bar - upgrade power supply	10,990
Injune swimming wade pool - upgrade and repair	30,619
Surat Aquarium - refurbishment of display tanks	72,540
Surat Administration Office generator	30,000
Surat wading pool replace pipework valves & outlets	36,000
Surat wading pool fibreglass the wading pool & walls	21,000
Great Artesian Spa - construct compliant disability parking	10,000
Airconditioning Mitchell Library	70,000
Temporary Wallumbilla Library - relocate and fitout	40,000
Energy upgrades to Council facilities	1,500,000
Mitchell Saleyards - fence replacement	25,000
New Ring fence for Mitchell Showground	15,000
Cobb & Co Park Redevelopment Yuleba - Stage 2	50,000
Bollon Road - [TIDS] - Gravel Resheet - Ch 160.00 to Ch 174.00	1,060,000
Mt Moffatt Road - [TIDS] - Gravel Resheet - Ch 96.90 to Ch 103.90	580,000
Redford Road - [TIDS] - Gravel Resheet - Ch 84.00 to Ch 91.70	490,000
Ashmount Road - Gravel Resheet - Ch 38.63 to Ch 47.70	322,062
Donnybrook Road - Gravel Resheet - Ch 29.30 to Ch 35.10	157,884
Eumina Road - Gravel Resheet - Ch 0.00 to Ch 2.20	77,700
Glen Arden Road - Gravel Resheet - Ch 4.10 to Ch 12.10	251,797
Gunnawarra Road - Gravel Resheet - Ch 5.90 to Ch 17.50	408,319
Gunnawarra West Road - Gravel Resheet - Ch 21.82 to Ch 30.80	305,730
Kangaroo Creek Road - Gravel Resheet - Ch 3.50 to Ch 7.90	179,661
Kooragan Road - Gravel Resheet - Ch 17.40 to Ch 22.60	159,244
Oberina Road - Gravel Resheet - Ch 0.00 to Ch 3.00	108,885

Orallo Road - Gravel Resheet - Ch 33.92 to Ch 39.10	182,927
Orallo Road - Gravel Resheet - Ch 60.10 to Ch 63.10	102,080
Pinelands Road - Gravel Resheet - Ch 0.00 to Ch 3.80	115,010
River Road (127 Surat) - Gravel Resheet - Ch 16.50 to Ch 26.50	408,320
Seventeen Mile Lane (a) - Gravel Resheet - Ch 0.00 to Ch 3.00	81,664
Seventeen Mile Lane (b) - Gravel Resheet - Ch 10.95 to Ch 22.45	368,000
Thomby Road - Gravel Resheet - Ch 59.36 to Ch 70.76	504,480
Tomoo Road (a) - Gravel Resheet - Ch 42.20 to Ch 53.50	384,501
Warrong Road - Gravel Resheet – Ch 21.51 to Ch 23.52	67,033
Warrong Road - Gravel Resheet – Ch 25.12 to Ch 28.92	161,627
Warrong Road - Gravel Resheet – Ch 29.90 to Ch 38.82	
Westgrove Road - Gravel Resheet - Ch 47.38 to Ch 53.40	219,132
[Unallocated] Minor Projects <\$50K	279,283
Rural Road Bitumen Reseal Program	1,932,000
Rural Road Bitumen Rehabilitation Program	611,746
Injune - Taroom Road (IT3B) - Construct to 8.0m Bitumen Seal - Ch 29.56 to Ch 32.00	4,596,214
Injune - Taroom Road (IT3B) - Construct to 8.0m Bitumen Seal - Ch 32.00 to Ch 38.30	7,013,199
Bonnydoon Road (BD1) - Construct to 8.0m Bitumen Seal - Ch 0.00 to Ch 5.80	6,456,596
Cottage Creek Road - Construct to 7.0m Bitumen Seal - Ch 0.00 to Ch 6.00	3,781,000
Angry Jungle Road - Gravel Resheet - Ch 0.00 to Ch 3.10	170,500
Torroweap Road - Gravel Resheet - Ch 0.00 to Ch 1.76 + Dust Seal	352,000
Howards Road - Gravel Resheet - Ch 2.10 to Ch 3.10	55,000
Roma Southern Road / Duke Street	2,437,692
Urban Street Bitumen Reseal Program	401,376
Urban Street Bitumen Rehabilitation Program	335,300
Refurbishment of the Big Rig Tourist train bridge	250,000
Stormwater Pit and Lintel Renewal Program	256,250
Upgrade of footpaths - 50% contribution	30,000
Ronald Street – Injune - Kerb renewal from Third to Fourth	23,750
Fourth Avenue – Injune - Kerb renewal from Hutton to Ronald	49,600
Charles Street – Roma - Kerb renewal from Bowen to Station	34,300
Raglan Street / Warrego Highway – Roma - Kerb renewal from Vanderfield to Vause	100,000
Station Street – Roma - Kerb renewal from Wyndham to Charles	44,100
SUB TOTAL	\$55,262,102
Carry Over Projects	
Renewals	10,637,330
Upgrades	4,277,406
New	9,169,665
SUB TOTAL	\$24,084,401
TOTAL (Note 1)	\$79,346,502
Note 2 - Materials & Services including One off projects	

Materials and services general	26,784,958
SUB TOTAL	\$26,784,958
Analysis & condition assessment of sewer main CCTV footage	50,000
Preparation of gas model	50,000
Hydrogeological modelling	100,000
Quarry - fencing	6,000
Quarry - ground water management	200,000
Quarry - phone line	10,000
Quarry - road access	200,000
Maintenance of Clearview Rise	50,500
Bitumen seals – residents	60,000
Regional Stormwater Condition Assessment and Renewal Strategy	275,000
AgForce Research and Development "Pimelea Think Tank" Program	25,000
Big Rig Master Plan Upgrade and Business Case	80,000
Mitchell Dance Studio - consultation and design for another use	20,000
Cobb & Co Festival 2019 - contribution	20,000
Implementation of Energy Review Audit feasibility study	25,000
Regional 400M - innovation project	15,000
Reprinting tourism brochure	30,000
Airport tourism enhancement	20,000
Cobb and Co - local development	50,000
History of Injune - arts and culture	10,000
Funeral community board	5,000
Peter Keegan Oil and Gas Museum	20,000
Destination Brand Tourism Marketing Strategy	20,000
Roma Christmas tree	5,000
Demolish Neighbourhood Centre	120,000
Netting to restrict access to birds at Roma depot	2,000
Waste bin lifter Roma depot	2,145
Development of cat management plan	21,380
SharePoint intranet/internet service agreement	30,000
Civica - Business Intelligence System	15,883
Roma Cemetery future planning	35,000
Internal Access Road Upgrade - Roma Touch Football Fields	60,000
Queensland Feral Pest Initiative Round 1 & 2 - External funds \$329,240	341,128
Department of Natural Resources - Capital Works stock routes water facilities - External funds	124,500
Festival Small Halls (GM/03.2018/16)	6,000
Small Museums Conference (GM/11.2017/12)	15,000
WO18052.2800.2001 - Community Drought Funding	40,000
WO18723.2800.2001 - Community Drought Funding	90,000
SUB TOTAL	\$2,249,536
Carry Over Projects	636,345

SUB TOTAL	\$636,345
TOTAL (Note 2)	\$29,670,839

CARRIED

6/2

Cr. Stanford initially requested a division of the vote. Mayor Golder also called for a division of the vote. Upon the Mayor requesting the same, Cr. Stanford requested her request for division be withdrawn.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	Chief Executive Officer
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Item Number: 3.5 **File Number:** D18/54190

SUBJECT HEADING: DEBT (BORROWINGS) POLICY

Officer's Title: Contractor - Strategic Finance

Executive Summary:

It is a requirement of the Local Government Regulation 2012 (Section 192) that a local government prepare and adopt a debt policy for a financial year.

A draft policy was tabled for Council's consideration.

Resolution No. SMB/07.2018/07

Moved Cr Chambers

Seconded Cr Newman

That Council adopt the draft Debt (Borrowings) Policy 2018/19 referencing "Column B" (in lieu of "Column A") in Table 1, section 4.4.

Debt Policy 2018/19

1. Purpose

The purpose of Borrowings policy is to:

- To comply with the requirements of Chapter 5, Part 4, Section 192 of the *Local Government Regulation 2012*;
- To ensure that borrowings will only be used to finance capital works that will provide services now and into the future;
- To ensure that there will be no borrowings used to finance recurrent expenditure;
- Identify new borrowings;
- The time over which it is planned to repay existing and proposed borrowings to ensure the sound management of any Council debt.

2. Scope

This policy and procedures apply to Borrowings by Council in accordance with *Local Government Act 2009* and *Local Government Regulation 2012*. The policy also provides the option for Council to borrow internally – i.e. to source funds from income producing business units of Council, and then to repay those funds in future years on normal commercial terms.

3. Definitions

Council	Maranoa Regional Council
Act	<i>Local Government Act 2009</i>
Regulation	<i>Local Government Regulation 2012</i>
QTC	Queensland Treasury Corporation

All other definitions are as per the *Local Government Act 2009* and the *Local Government Regulation 2012*.

4. Details

4.1 Introduction

Council currently has loans with Queensland Treasury Corporation and may need to seek loans in future years, therefore the following will be considered prior to making any commitments.

In order to provide a better service to ratepayers, Council will restrict the purpose of loans to asset acquisition and expenditure of a capital nature only. The service that will be provided will benefit present and future generations; therefore it is the opinion of Council that the cost should be shared between present and future generations.

The appropriate mix of debt to internal funding used is intended to provide the lowest long term level of rates which does not over commit the future and which provides adequate flexibility of funding in the short term.

4.2 Term of Borrowings

The term of debt will generally relate to the life of the asset created but will not exceed twenty years for any individual asset. Current and new borrowings are planned to be repaid within a twenty (20) year term.

4.3 Option to Borrow Internally

Council proposes to implement an internal borrowing policy whereby one Department is able to borrow from another Department / Business Unit. Loan terms and conditions will be based on commercial terms and will apply QTC's cost of debt to calculate an appropriate rate of (internal) interest.

4.4 Proposed Borrowings

Pursuant to Section 192 *Local Government Regulation 2012*, Council must prepare a debt policy each year that states the new borrowings planned for the current financial year and the next 9 financial years.

As part of the assessment of funding requirements for budget 2018/19, Management

conducted a review of the Saleyard Precinct loan and its impact on the general fund. Based on the current schedule, the total annual debt service payment is \$456,503 per annum. Due to this significant obligation, it is proposed that Council refinance the saleyard precinct loan to a maximum of twenty (20) years. This will bring the annual obligation down to \$186,409 per annum.

As a result of Council's review of its capital funding requirements, the following borrowings are identified as being required for the current financial year and the next 9 financial years.

Table 1

Year	Purpose	Term	"Column B" Amount
2018/19	Roma sewer mains relining	20 years	3,000,000
2018/19	Facilities energy capital projects	5 years	1,500,000
2018/19	Refinance saleyard precinct	20 years	2,507,673*
2019/20			Nil
2020/21			Nil
2021/22			Nil
2022/23			Nil
2023/24			Nil
2024/25			Nil
2025/26			Nil
2026/27			Nil
2027/28			Nil

* Subject to market value adjustments at the time of drawdown date.

4.5 Proposed Loan Payout

Council plans to payout the Saleyards Precinct Loan by way of a refinancing vehicle through QTC. The amount is listed under 4.4 of this policy.

5. Special Provisions

Not applicable

6. Related Policies and Legislation

Local Government Act 2009
Local Government Regulation 2012
Statutory Bodies Financial Arrangements Act 1982
Statutory Bodies Financial Arrangements Regulation 2007

7. Associated Documents

Investment Policy
Budget 2018/19

CARRIED

6/2

Mayor Golder called for a division of the vote.
 The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
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Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	Contractor - Strategic Finance
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Item Number: 3.6 **File Number:** D18/54473

SUBJECT HEADING: DIFFERENTIAL GENERAL RATES CATEGORIES AND CRITERIA 2018/2019

Officer's Title: Director - Corporate, Community & Commercial Services

Executive Summary:

The purpose of this report was to adopt categories of rateable land for the levying of general rates for the financial year ending 30 June 2019.

Resolution No. SMB/07.2018/08

Moved Cr Newman

Seconded Cr Stanford

That Council:

- Pursuant to section 81 of the *Local Government Regulation 2012*, the categories in to which rateable land is categorised, the description of those categories and, pursuant to sections 81(4) and 81(5) of the *Local Government Regulation 2012*, the method by which land is to be identified and included in its appropriate category is "Column B" as listed; and
- Council delegates to the Chief Executive Officer the power, pursuant to sections 81(4) and 81(5) of the *Local Government Regulation 2012*, to identify the rating category to which each parcel of rateable land belongs.

"Column B"		
Category (section 81)	Description (section 81)	Identification (sections 81(4) and 81(5))
Category 1 – Residential A	Land used, or capable of being used for residential purposes, which has a rating valuation less than or equal to \$40,000.	Land having the land use codes of 01, 02, 03, 06, 08, 09, 72.
Category 2 – Residential B	Land used, or capable of being used for residential purposes, which has a rating valuation greater than \$40,000 but less than or equal to \$70,000.	Land having the land use codes of 01, 02, 03, 06, 08, 09, 72.
Category 3 – Residential C	Land used, or capable of being used for residential purposes, which has a rating valuation greater than \$70,000 but less than or equal to \$200,000.	Land having the land use codes of 01, 02, 03, 06, 08, 09, 72.
Category 4 – Residential D	Land used, or capable of being used for residential purposes, which has a rating valuation greater than \$200,000.	Land having the land use codes of 01, 02, 03, 06, 08, 09, 72.

Category 5 – Large Housesite or Small Rural or Rural Residential A	Land used, or capable of being used for rural residential, residential or rural purposes, which has an area less than 20 hectares and a rating valuation of less than or equal to \$40,000 which is not otherwise categorised.	Land having the land use codes of 03, 04, 05, 06, 60-87, 89, 93, 94.
Category 6 – Large Housesite or Small Rural or Rural Residential B	Land used, or capable of being used for rural residential, residential or rural purposes, which has an area less than 20 hectares and a rating valuation greater than \$40,000 but less than or equal to \$70,000 which is not otherwise categorised.	Land having the land use codes of 03, 04, 05, 06, 60-87, 89, 93, 94.
Category 7 – Large Housesite or Small Rural or Rural Residential C	Land used, or capable of being used for rural residential, residential or rural purposes, which has an area less than 20 hectares and a rating valuation greater than \$70,000 but less than or equal to \$200,000 which is not otherwise categorised.	Land having the land use codes of 03, 04, 05, 06, 60-87, 89, 93, 94.
Category 8 – Large Housesite or Small Rural or Rural Residential D	Land used, or capable of being used for rural residential, residential or rural purposes, which has an area less than 20 hectares and a rating valuation greater than \$200,000 which is not otherwise categorised.	Land having the land use codes of 03, 04, 05, 06, 60-87, 89, 93, 94.
Category 9 – Commercial and/or Industrial	Land used, or capable of being used, in whole or in part, for commercial or industrial purposes other than where land is included in category 10-12 or 29-38.	Land having the land use codes of 01, 04, 06-39, 41-48, 72, 92, 96, 97 or 99.
Category 10 - Caravan Parks	Land used, or capable of being used, in whole or in part, for a caravan park.	Land having the land use code of 49.
Category 11 – Shopping Centre (>2,500sqm)	Land used for the purpose of a shopping centre with a gross floor area exceeding 2,500m ² , where the land is tenanted by either a department store or large supermarket with major on-site parking facilities and/or a number of specialty shops or offices with major on-site parking facilities.	Land having the land use codes of 12 -16.
Category 12 – Transformers	Land used, in whole or in part, for the purpose of a transformer.	Land having the land use code of 91.

Category 13 – Extractive Industry/Waste Processing, Recycling or Disposal A (<=5,000tpa, <=1ha)	Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is less than or equal to 5,000 tonnes or the permitted tonnage of extractive material production and/or waste volumes per annum is unknown and the land is less than or equal to 1 hectare.	Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.
Category 14 – Extractive Industry/Waste Processing, Recycling or Disposal B (5,001-20,000tpa)	Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is more than 5,000 tonnes but less than or equal to 20,000 tonnes.	Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.
Category 15 – Extractive Industry/Waste Processing, Recycling or Disposal C (20,001 – 50,000tpa)	Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is more than 20,000 tonnes but less than or equal to 50,000 tonnes.	Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.
Category 16 – Extractive Industry/Waste Processing, Recycling or Disposal D (50,001 – 100,000tpa)	Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is more than 50,000 tonnes but less than or equal to 100,000 tonnes.	Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.
Category 17 – Extractive Industry/Waste Processing, Recycling or Disposal E (100,001 – 200,000tpa)	Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is more than 100,000 tonnes but less than or equal to 200,000 tonnes.	Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.

Category 18 – Extractive Industry/Waste Processing, Recycling or Disposal F (200,001 – 500,000tpa)	Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is more than 200,000 tonnes but less than or equal to 500,000 tonnes.	Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receipt approval.
Category 19 – Extractive Industry/Waste Processing, Recycling or Disposal G (>500,000tpa)	Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum exceeds 500,000 tonnes.	Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receipt approval.
Category 20 – Extractive Industry/Waste Processing, Recycling or Disposal H (1ha-50ha, tonnage unknown)	Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is unknown and the area is greater than 1 hectare but less than or equal to 50 hectares.	Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receipt approval.
Category 21 – Extractive Industry/Waste Processing, Recycling or Disposal I (>50ha, tonnage unknown)	Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is unknown and the area is greater than 50 hectares.	Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receipt approval.
Category 22 – Refinery	Land used for the purpose of a gas refinery or separation plant.	Land having the land use code of 31.
Category 23 - Petroleum Leases A (<=10,000ha)	Petroleum leases issued within the Region with an area less than or equal to 10,000 hectares.	Land having the land use code of 40.
Category 24 - Petroleum Leases B (10,001ha-20,000ha)	Petroleum leases issued within the Region with an area greater than 10,000 but less than or equal to 20,000 hectares.	Land having the land use code of 40.
Category 25 - Petroleum Leases C (>20,000ha)	Petroleum leases issued within the Region with an area greater than 20,000 hectares.	Land having the land use code of 40.
Category 26 – Gas & Oil A (<=6ha)	Land used for, or in association or connection with, the extraction of petroleum or natural gas pursuant to a lease, where the leased area is less than or equal to 6 hectares, other than land included in category 22 or 29-38.	Land having the land use code of 31, 35 or 36.

Category 27 – Gas & Oil B (>6ha-1,000ha)	Land used for, or in association or connection with, the extraction of petroleum or natural gas pursuant to a lease, where the leased area is greater than 6 hectares and less than or equal to 1,000 hectares, other than land included in category 22 or 29-38.	Land having the land use code of 31, 35 or 36.
Category 28 – Gas & Oil C (>1,000ha)	Land used for, or in association or connection with, the extraction of petroleum or natural gas pursuant to a lease, where the leased area is greater than 1,000 hectares, other than land included in category 22 or 29-38.	Land having the land use code of 31, 35 or 36.
Category 29 – Accommodation Work Camps D * (1-10)	Land used, or available for use, in whole or in part for the purpose of an accommodation work camp with greater than or equal to 1 accommodation unit but less than or equal to 10 accommodation units.	
Category 30 – Accommodation Work Camps E * (11-50)	Land used, or available for use, in whole or in part for the purpose of an accommodation work camp with greater than 10 accommodation units but less than or equal to 50 accommodation units.	
Category 31 – Accommodation Work Camps F * (51-150)	Land used, or available for use, in whole or in part for the purpose of an accommodation work camp with greater than 50 accommodation units but less than or equal to 150 accommodation units.	
Category 32 – Accommodation Work Camps G * (151-250)	Land used, or available for use, in whole or in part for the purpose of an accommodation work camp with greater than 150 accommodation units but less than or equal to 250 accommodation units.	
Category 33 – Large Accommodation Work Camps in Urban Area - A * (251-500)	Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 250 accommodation units but less than or equal to 500 accommodation units located in the designated localities of Roma, Mitchell, Injune, Surat, Wallumbilla and Yuleba.	

Category 34 – Large Accommodation Work Camps in Urban Area - B * (501-750)	Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 500 accommodation units but less than or equal to 750 accommodation units located in the designated localities of Roma, Mitchell, Injune, Surat, Wallumbilla and Yuleba.	
Category 35 – Large Accommodation Work Camps in Urban Area - C * (>750)	Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 750 accommodation units located in the designated localities of Roma, Mitchell, Injune, Surat, Wallumbilla and Yuleba.	
Category 36 – Large Accommodation Work Camps A * (251-500)	Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 250 accommodation units but less than or equal to 500 accommodation units.	
Category 37 – Large Accommodation Work Camps B *(501-750)	Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 500 accommodation units but less than or equal to 750 accommodation units.	
Category 38 – Large Accommodation Work Camps C *(>750)	Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 750 accommodation units.	
Category 39 – Rural > = 80ha	Land used or capable of being used for rural purposes, which has an area equal to or greater than 80 hectares which is not otherwise categorised.	Land having the land use codes of 04, 05, 06, 60-89, 93, 94.
Category 40 - Rural >=20ha - <80ha	Land used or capable of being used for rural purposes, which has an area with equal to or greater than 20ha but less than 80 hectares which is not otherwise categorised.	Land having the land use codes of 04, 05, 06, 60-89, 93, 94.
Category 41 – Intensive Animal Industry (1,000-1,999)	Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 1,000 SCU but less than 2,000 SCU.	Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.

Category 42 – Intensive Animal Industry (2,000-2,999)	Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 2,000 SCU but less than 3,000 SCU.	Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.
Category 43 – Intensive Animal Industry (3,000-3,999)	Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 3,000 SCU but less than 4,000 SCU.	Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.
Category 44 – Intensive Animal Industry (4,000-4,999)	Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 4,000 SCU but less than 5,000 SCU.	Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.
Category 45 – Intensive Animal Industry (5,000-7,499)	Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 5,000 SCU but less than 7,500 SCU.	Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.
Category 46 – Intensive Animal Industry (7,500-9,999)	Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 7,500 SCU but less than 10,000 SCU.	Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.
Category 47 – Intensive Animal Industry (10,000-14,999)	Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 10,000 SCU but less than 15,000 SCU.	Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.

Category 48 – Intensive Animal Industry (15,000-19,999)	Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 15,000 SCU but less than 20,000 SCU.	Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.
Category 49 – Intensive Animal Industry (>=20,000)	Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 20,000 SCU.	Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.
Category 50 – Pump Sites & Bores	Land owned by one or more persons for the purpose of stock water or bore supplies used to water stock or supply domestic premises.	Land having the land use code of 95.
Category 51 – Community Purposes (not for profit)	Land used for community purposes, where the land is operated on a not-for-profit basis and including land used for the purposes of sporting clubs, religious facilities, educational facilities, libraries, parks, showgrounds, racecourses and cemeteries except where exempt under Section 93 (3) (j) (ii) of the Local Government Act 2009.	Land having the land use codes of 48, 50-59.
Category 52 – Other Land (not categorised elsewhere)	Land not included in any of the other categories.	
Category 53 - Solar Farm 1MW to < 10MW	Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 1MW but less than 10MW.	
Category 54 - Solar Farm 10MW to < 20MW	Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 10MW but less than 20MW.	
Category 55 - Solar Farm 20MW to < 40MW	Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 20MW but less than 40MW.	
Category 56 - Solar Farm 40MW to < 60MW	Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 40MW but less than 60MW.	
Category 57 - Solar Farm 60MW to < 100MW	Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 60MW but less than 100MW.	

Category 58 - Solar Farm 100MW to < 200MW	Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 100MW but less than 200MW.	
Category 59 - Solar Farm 200MW to < 300MW	Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 200MW but less than 300MW.	
Category 60 - Solar Farm 300MW to < 400MW	Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 300MW but less than 400MW.	
Category 61 - Solar Farm 400MW to < 500MW	Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 400MW but less than 500MW.	
Category 62 - Solar Farm > = 500MW	Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to or more than 500MW.	

CARRIED

6/2

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Newman	
Cr. O'Neil	
Cr. Scheffe	
Cr. Stanford	

Responsible Officer	Director - Corporate, Community & Commercial Services
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Item Number:

3.7

File Number: D18/54361

SUBJECT HEADING:

DIFFERENTIAL GENERAL RATES 2018/19

Officer's Title:

Director - Corporate, Community & Commercial Services

Executive Summary:

The purpose of this report was for Council to determine the differential general rate and minimum general rates for each differential general rate category, for the financial year ending 30 June 2019.

Resolution No. SMB/07.2018/09

Moved Cr Chandler

Seconded Cr Scheffe

That:

- (a) 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 be as set out in “Column B” as listed.

Category	“Column B”	
	Rate in the Dollar	Minimum Differential General Rate
Category 1 - Residential A	0.020214262	\$615.00
Category 2 - Residential B	0.019203550	\$808.56
Category 3 - Residential C	0.015160696	\$1,344.24
Category 4 - Residential D	0.012128558	\$3,032.14
Category 5 - Large Housesite & Small Rural & Rural Residential A	0.020214262	\$615.00
Category 6 - Large Housesite & Small Rural & Rural Residential B	0.017182122	\$808.56
Category 7 - Large Housesite & Small Rural & Rural Residential C	0.010612488	\$1,202.74
Category 8 - Large Housesite & Small Rural & Rural Residential D	0.009601774	\$2,122.50
Category 9 - Commercial & Industrial	0.019843674	\$730.12
Category 10 - Caravan Parks	0.009921836	\$730.12
Category 11 - Shopping Centre (>2,500sqm)	0.029765510	\$73,339.28
Category 12 - Transformers	0.019843674	\$730.12
Category 13 - Extractive Industry/Waste Processing, Recycling or Disposal A (<=5,000tpa, <=1ha)	0.006070566	\$766.62
Category 14 - Extractive Industry/Waste Processing, Recycling or Disposal B (5,001 – 20,000tpa)	0.006070566	\$1,312.50
Category 15 - Extractive Industry/Waste Processing, Recycling or Disposal C (20,001 – 50,000tpa)	0.006070566	\$5,250.00
Category 16 - Extractive Industry/Waste Processing, Recycling or Disposal D (50,001 – 100,000tpa)	0.006070566	\$10,500.00
Category 17 - Extractive Industry/Waste Processing, Recycling or Disposal E (100,001 – 200,000tpa)	0.006070566	\$21,000.00
Category 18 - Extractive Industry/Waste Processing, Recycling or Disposal F (200,001 – 500,000tpa)	0.006070566	\$31,500.00
Category 19 - Extractive Industry/Waste Processing, Recycling or Disposal G (>500,000tpa)	0.006070566	\$63,000.00
Category 20 - Extractive Industry/Waste Processing, Recycling or Disposal H (1ha – 50ha, tonnage unknown)	0.006070566	\$5,250.00
Category 21 - Extractive Industry/Waste Processing, Recycling or Disposal I (>50ha, tonnage unknown)	0.006070566	\$21,000.00
Category 22 - Refinery	20.350515522	\$192,544.00
Category 23 - Petroleum Leases A (<=10,000ha)	0.581226284	\$48,090.48
Category 24 - Petroleum Leases B (10,001ha-20,000ha)	0.495758542	\$91,675.74
Category 25 - Petroleum Leases C (>20,000ha)	0.440125248	\$130,965.36
Category 26 - Other Gas & Oil A (<=6ha)	0.367750736	\$11,100.62
Category 27 - Other Gas & Oil B (>6ha-1,000ha)	0.490334314	\$17,706.50

Category 28 - Other Gas & Oil C (>1,000ha)	0.594763848	\$43,585.26
Category 29 - Accommodation Work Camps D (1-10)	0.051831442	\$1,858.50
Category 30 - Accommodation Work Camps E (11-50)	0.071834902	\$11,151.00
Category 31 - Accommodation Work Camps F (51-150)	0.035186004	\$37,170.00
Category 32 - Accommodation Work Camps G (151-250)	0.155494328	\$74,340.00
Category 33 - Large Accommodation Work Camps in Urban Area A (251-500)	0.155494328	\$139,387.50
Category 34 - Large Accommodation Work Camps in Urban Area B (501-750)	0.155494328	\$232,312.50
Category 35 - Large Accommodation Work Camps in Urban Area C (>750)	0.155494328	\$371,700.00
Category 36 - Large Accommodation Work Camps A (251-500)	0.214992840	\$139,387.50
Category 37 - Large Accommodation Work Camps B (501-750)	0.276229058	\$232,312.50
Category 38 - Large Accommodation Work Camps C (>750)	0.433981532	\$371,700.00
Category 39 - Rural > = 80ha	0.006070566	\$743.92
Category 40 - Rural >=20ha - <80 ha	0.006070566	\$615.00
Category 41 - Intensive Animal Industry (1,000 - 1,999 SCU)	0.006070566	\$1,528.34
Category 42 - Intensive Animal Industry (2,000 - 2,999 SCU)	0.006070566	\$3,056.70
Category 43 - Intensive Animal Industry (3,000 - 3,999 SCU)	0.006070566	\$4,585.04
Category 44 - Intensive Animal Industry (4,000 - 4,999 SCU)	0.006070566	\$6,113.40
Category 45 - Intensive Animal Industry (5,000 - 7,499 SCU)	0.006070566	\$7,641.74
Category 46 - Intensive Animal Industry (7,500 - 9,999 SCU)	0.006070566	\$11,462.62
Category 47 - Intensive Animal Industry (10,000 - 14,999 SCU)	0.006070566	\$15,283.50
Category 48 - Intensive Animal Industry (15,000 -19,999 SCU)	0.006070566	\$22,925.24
Category 49 - Animal Industry (> = 20,000 SCU)	0.006070566	\$30,567.00
Category 50 - Pump Sites & Bores	0.006070566	\$324.82
Category 51 - Community Purposes (not for profit)	0.004154868	\$586.38
Category 52 - Other Land (not categorised elsewhere)	0.019843674	\$730.12
Category 53 - Solar Farm 1MW to < 10MW	0.006070566	\$3,500.00
Category 54 - Solar Farm 10MW to < 20MW	0.006070566	\$10,500.00
Category 55 - Solar Farm 20MW to < 40MW	0.006070566	\$21,000.00
Category 56 - Solar Farm 40MW to < 60MW	0.006070566	\$35,000.00
Category 57 - Solar Farm 60MW to < 100MW	0.006070566	\$56,000.00
Category 58 - Solar Farm 100MW to < 200MW	0.006070566	\$105,000.00
Category 59 - Solar Farm 200MW to < 300MW	0.006070566	\$175,000.00
Category 60 - Solar Farm 300MW to < 400MW	0.006070566	\$245,000.00
Category 61 - Solar Farm 400MW to < 500MW	0.006070566	\$315,000.00
Category 62 - Solar Farm > = 500MW	0.006070566	\$385,000.00

CARRIED

6/2

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	Director - Corporate, Community & Commercial Services
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Item Number:

3.8

File Number: D18/54508

SUBJECT HEADING:

SETTING THE LIMIT OF INCREASE IN THE AMOUNT OF GENERAL RATES 2018/19

Officer's Title:

Director - Corporate, Community & Commercial Services

Executive Summary:

The purpose of this report was for Council to set the limit of the increase in the amount of differential general rates to be levied for the 2018/19 financial year, on each rating category.

Resolution No. SMB/07.2018/10

Moved Cr Newman

Seconded Cr Schefe

That Council:

As required by section 172(2) of the *Local Government Regulation 2012*, but subject to paragraphs (b) to (e) below, records that pursuant to section 116 of the *Local Government Regulation 2012*, the amount of the differential general rate to be levied for the 2018/19 financial year on the categories of land identified in Column 1 of the table below, be limited to an amount no more than an amount equal to the amount of general rate levied on that land in the previous financial year increased by the percentage identified in "Column B" as listed.

The limitation of increase in the differential general rate will not apply to land, where:

- a) there has been a change in valuation (other than the revaluation of the entire local government area) during the current or previous financial year; or
- b) there has been a change in land area during the current or previous financial year unless that change is the result of the Council or a State Government entity acquiring (by agreement or compulsory acquisition) part of a parent parcel, thus creating a new rateable assessment, (the original parcel less the part acquired) in which case a limit on any increase will continue to apply to the new rateable assessment; or

- c) a discounted valuation under Chapter 2, (Section 50) of the *Land Valuation Act 2010* has ceased; or
- d) there has been a change in the differential rating category of the land during the 2018/19 financial year; or
- e) the differential rating category of the land in 2017/18 financial year, changes in the 2018/19 financial year.

For land on which the rate levied for the previous financial year was for a period less than the full year, the differential general rate for the previous year will be annualised and the limitation applied to the annualised amount in accordance with Section 116(2)(b)(ii) of the *Local Government Regulation 2012*.

Column 1	"Column B"
Category	Percentage Increase (i.e. "the cap")
Category 1 - Residential A	10%
Category 2 - Residential B	10%
Category 3 - Residential C	10%
Category 4 - Residential D	10%
Category 5 - Large Housesite & Small Rural & Rural Residential A	10%
Category 6 - Large Housesite & Small Rural & Rural Residential B	10%
Category 7 - Large Housesite & Small Rural & Rural Residential C	10%
Category 8 - Large Housesite & Small Rural & Rural Residential D	10%
Category 9 - Commercial & Industrial	25%
Category 10 - Caravan Parks	Not Capped
Category 11 - Shopping Centre (>2,500sqm)	Not Capped
Category 12 - Transformers	Not Capped
Category 13 - Extractive Industry/Waste Processing, Recycling or Disposal A (<=5,000tpa, <=1ha)	5%
Category 14 - Extractive Industry/Waste Processing, Recycling or Disposal B (5,001 – 20,000tpa)	5%
Category 15 - Extractive Industry/Waste Processing, Recycling or Disposal C (20,001 – 50,000tpa)	5%
Category 16 - Extractive Industry/Waste Processing, Recycling or Disposal D (50,001 – 100,000tpa)	5%
Category 17 - Extractive Industry/Waste Processing, Recycling or Disposal E (100,001 – 200,000tpa)	5%
Category 18 - Extractive Industry/Waste Processing, Recycling or Disposal F (200,001 – 500,000tpa)	5%
Category 19 - Extractive Industry/Waste Processing, Recycling or Disposal G (>500,000tpa)	5%
Category 20 - Extractive Industry/Waste Processing, Recycling or Disposal H (1ha – 50ha, tonnage unknown)	5%
Category 21 - Extractive Industry/Waste Processing, Recycling or Disposal I (>50ha, tonnage unknown)	5%
Category 22 - Refinery	Not Capped
Category 23 - Petroleum Leases A (<=10,000ha)	Not Capped
Category 24 - Petroleum Leases B (10,001ha-20,000ha)	Not Capped
Category 25 - Petroleum Leases C (>20,000ha)	Not Capped
Category 26 - Other Gas & Oil A (<=6ha)	Not Capped
Category 27 - Other Gas & Oil B (>6ha-1,000ha)	Not Capped
Category 28 - Other Gas & Oil C (>1,000ha)	Not Capped
Category 29 - Accommodation Work Camps D (1-10)	Not Capped
Category 30 - Accommodation Work Camps E (11-50)	Not Capped
Category 31 - Accommodation Work Camps F (51-150)	Not Capped
Category 32 - Accommodation Work Camps G (151-250)	Not Capped

Category 33 - Large Accommodation Work Camps in Urban Area - A (251-500)	Not Capped
Category 34 - Large Accommodation Work Camps in Urban Area - B (501-750)	Not Capped
Category 35 - Large Accommodation Work Camps in Urban Area - C (>750)	Not Capped
Category 36 - Large Accommodation Work Camps A (251-500)	Not Capped
Category 37 - Large Accommodation Work Camps B (501-750)	Not Capped
Category 38 - Large Accommodation Work Camps C (>750)	Not Capped
Category 39 - Rural > = 80ha	5%
Category 40 - Rural >=20ha - <80 ha	5%
Category 41 - Intensive Animal Industry (1,000 - 1,999 SCU)	5%
Category 42 - Intensive Animal Industry (2,000 - 2,999 SCU)	5%
Category 43 - Intensive Animal Industry (3,000 - 3,999 SCU)	5%
Category 44 - Intensive Animal Industry (4,000 - 4,999 SCU)	5%
Category 45 - Intensive Animal Industry (5,000 - 7,499 SCU)	5%
Category 46 - Intensive Animal Industry (7,500 - 9,999 SCU)	5%
Category 47 - Intensive Animal Industry (10,000 - 14,999 SCU)	5%
Category 48 - Intensive Animal Industry (15,000 -19,999 SCU)	5%
Category 49 - Animal Industry (> = 20,000 SCU)	5%
Category 50 - Pump Sites & Bores	5%
Category 51 - Community Purposes (not for profit)	25%
Category 52 - Other Land (not categorised elsewhere)	0%
Category 53 - Solar Farm 1MW to < 10MW	Not Capped
Category 54 - Solar Farm 10MW to < 20MW	Not Capped
Category 55 - Solar Farm 20MW to < 40MW	Not Capped
Category 56 - Solar Farm 40MW to < 60MW	Not Capped
Category 57 - Solar Farm 60MW to < 100MW	Not Capped
Category 58 - Solar Farm 100MW to < 200MW	Not Capped
Category 59 - Solar Farm 200MW to < 300MW	Not Capped
Category 60 - Solar Farm 300MW to < 400MW	Not Capped
Category 61 - Solar Farm 400MW to < 500MW	Not Capped
Category 62 - Solar Farm > = 500MW	Not Capped

CARRIED

6/2

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	Director - Corporate, Community & Commercial Services
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Item Number:

3.9

File Number: D18/54583

SUBJECT HEADING:

WATER UTILITY CHARGES

Officer's Title:

Director - Corporate, Community & Commercial Services

Executive Summary:

The purpose of this report was for Council to make and levy Water Utility Charges for 2018/19.

Resolution No. SMB/07.2018/11

Moved Cr Scheffe

Seconded Cr Chambers

That:

- (a) Pursuant to section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, Council make and levy water utility charges, for the supply of water services by the Council, as set out in "Column B" of the tables.
- (b) Pursuant to section 102(2) of the *Local Government Regulation 2012*, a water meter is taken to have been read during the period that starts 2 weeks before, and ends 2 weeks after, the day on which the meter is actually read.

Metered Potable Water

Metered Potable Water Access Infrastructure Charge	"Column B"
Description	2018/19 Charge
Vacant (i.e. No connection)	\$231.96
20mm meter connection	\$463.90
25mm meter connection	\$723.68
30mm meter connection	\$1,043.80
40mm meter connection	\$1,855.64
50mm meter connection	\$2,899.44
60mm meter connection	\$4,175.20
70mm meter connection	\$5,655.34
80mm meter connection	\$7,422.58
90mm meter connection	\$9,348.62
100mm meter connection	\$11,597.80
150mm meter connection	\$14,497.24

Metered Potable Water Usage Charge	"Column B"
Description	2018/19 Charge
The per kilolitre (1,000 litres) usage charge for all users connected to the metered potable water service.	89 cents per kilolitre (1,000 litres)

Unmetered Potable Water

Unmetered Potable Water Service Charge		"Column B"
Classification - areas shown below are total building "Floor Areas"	Estimated average water usage of the consumers within group (kL)	2018/19 Charge
Commercial, Industrial		

0 - 833.91 m ²	750	\$701.44
833.92 - 1,633.91 m ²	1,242	\$1,161.76
Every 100 m ² over 1,633.91 m ²	58	\$54.80
Laundries, Butchers, Bakers, Garages		
0 - 200 m ²	750	\$701.44
201 - 400 m ²	1,406	\$1,315.20
401 - 1,600 m ²	1,828	\$1,709.76
Public Halls, Public Theatres, Meeting Places, Community Clubs & Associations		
0 - 200 m ²	433	\$405.52
201 - 600 m ²	843	\$789.12
Hotels		
Hotels	2,625	\$2,455.04
Bowls Clubs, Golf Clubs		
Bowls Club	1,875	\$1,753.60
Golf Club	1,875	\$1,753.60
Places of Worship		
Churches	433	\$405.52

Unmetered Non-Potable Water Surat

Unmetered Non-Potable Water Charge - Surat			"Column B"
Classification	Unit	Estimated average water usage of the consumers within group (kL)	2018/19 Charge
Vacant land water supply connection	1	222	\$330.96
Private residences, Flats, CWA Hostel, Picture Theatre, Public Halls, Fire Brigade, Sawmill, Racecourse, Wild Game Boxes, Housing Commission and Government Residences, Business Premises in separate occupation or tenancy and not connected to private residence or flat.	1	222	\$330.96
Rural Properties including Dairy, "Dunwaitin" and "Rewfarm"	1	222	\$330.96
Private residence / flat with one business	1.5	333	\$496.44
Court House, Caravan Park, Cafe and Residence, Golf Club, Private Residences with two businesses, Industrial Estate, Macropod Processing Plants, Slaughter House	2	444	\$661.92

Bowls Club, Cobb & Co Country Motel Surat	3	666	\$992.88
Royal Hotel/Motel, Warroona Retirement Village, Hospital	4	888	\$1,323.84
State/Pre-School	7	1,554	\$2,316.72
CARRIED			6/2
Mayor Golder called for a division of the vote.			
The outcomes were recorded as follows:			
Those in Favour of the Motion		Those Against the Motion	
Cr. Chambers		Cr. Golder	
Cr. Chandler		Cr. McMullen	
Cr. Newman			
Cr. O'Neil			
Cr. Schefe			
Cr. Stanford			

Responsible Officer	Director - Corporate, Community & Commercial Services
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Item Number: 3.10 **File Number:** D18/54577

SUBJECT HEADING: SEWERAGE UTILITY CHARGES FOR 2018/19

Officer's Title: Director - Corporate, Community & Commercial Services

Executive Summary:

The purpose of this report was for Council to make and levy Sewerage Utility Charges for 2018/19.

Resolution No. SMB/07.2018/12	
Moved Cr Schefe	Seconded Cr Chandler
That pursuant to section 94 of the <i>Local Government Act 2009</i> and section 99 of the <i>Local Government Regulation 2012</i> , Council make and levy sewerage utility charges, for the supply of sewerage services by the Council, as set out in "Column B" as listed.	
Sewerage Utility Charges	"Column B"
Service Level	2018/19 Charge
Pedestal Charge per property	
Vacant Land	\$208.48
Urinal (600mm) (1) (3)	\$416.96
Urinal (1200mm) = (1st Pedestal + 2nd Pedestal)	\$778.36
Urinal (> 1200mm) additional rate per 600mm	\$319.68
1st Pedestal	\$416.96
2nd Pedestal	\$361.40
Additional Pedestals (per pedestal)	\$319.68
Government Pedestals	\$569.88
Other Services	

Trade Waste (2)	\$479.48
CARRIED	6/2
Mayor Golder called for a division of the vote.	
The outcomes were recorded as follows:	
Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Newman	
Cr. O'Neil	
Cr. Scheffe	
Cr. Stanford	

Responsible Officer	Director - Corporate, Community & Commercial Services
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Cr. Chambers, who participated by telephone, left the meeting at 11.11am and did not return.

Item Number: 3.11 **File Number:** D18/54582

SUBJECT HEADING: WASTE MANAGEMENT UTILITY CHARGES 2018/19

Officer's Title: Director - Corporate, Community & Commercial Services

Executive Summary:

The purpose of this report was for Council to make and levy Waste Management Utility Charges for 2018/19.

Resolution No. SMB/07.2018/13	
Moved Cr O'Neil	Seconded Cr Chandler
That:	
<p>a) Pursuant to section 94 of the <i>Local Government Act 2009</i> and section 99 of the <i>Local Government Regulation 2012</i>, Council make and levy waste management utility charges, for the supply of waste management services (including the collection, removal, storage and disposal of general waste) by the Council, as set out in "Column B" as listed.</p>	
11	
<p>b) Waste management utility charges are levied on all premises where Council's agent is prepared to provide a refuse collection service. A minimum of one charge will be made and levied on each separate occupancy and such a charge shall apply whether or not a service is rendered.</p>	
Waste Management Charges	"Column B"
Service Level	2018/19 Charge
Wheelie Bin Service per weekly collection service	
240 Litre wheelie bin	\$254.30
Each additional 240 Litre wheelie bin	\$254.30

Wheelie Bin Service twice weekly collection service	
240 Litre wheelie bin	\$508.60
Industrial Bin Service	
Industrial Bin (1/2 size bin) – 1 collection per week	\$450.24
Industrial Bin – 1 collection per week	\$900.48
Industrial Bin – 2 collections per week	\$1,800.96
Industrial Bin – 3 collections per week	\$2,701.44
Industrial Bin – 1 collection per fortnight	\$450.24

CARRIED

5/2

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chandler	Cr. Golder
Cr. Newman	Cr. McMullen
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	Director - Corporate, Community & Commercial Services
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Item Number:

3.12

File Number: D18/57223

SUBJECT HEADING:

**WILD DOG MANAGEMENT AND STATE GOVERNMENT
PRECEPT SPECIAL RATE 2018/19**

Officer's Title:

Director - Corporate, Community & Commercial Services

Executive Summary:

The purpose of this report was to make and levy a Wild Dog Management and State Government Precept Special Rate for 2018/19.

Resolution No. SMB/07.2018/14

Moved Cr Newman

Seconded Cr Schefe

That pursuant to section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, Council make and levy special rates as set out in "Column B" as listed.

"Column B"	
1. State Government Precept Special Rate	
a)	A special rate (to be known as the "State Government Precept Special Rate") of 0.00025894 cents in the dollar on the unimproved capital value of all rateable land to which the overall plan applies, to fund the cost of the State Government Precept charge, research and 'on-ground' works.
b)	The overall plan for the State Government Precept Special Rate is as follows:
a.	The service, facility or activity for which the plan is made is the cost of the State Government Precept for the Wild Dog Barrier Fence, pest and weed research and 'on-ground' works.
b.	The rateable land to which the special rate applies is all rateable land

categorised as Category 39 – Rural, in the 2018/2019 financial year.

- c. The estimated cost of carrying out the overall plan is \$465,056.
- d. The estimated time for carrying out the overall plan is 1 year.

The rateable land or its occupier specially benefits from the service, facility or activity funded by the special rate because it will provide maintenance and renewal of the wild dog barrier fence, and pest and weed research (including 'on-ground' works) which is provided by the Department of Agriculture and Fisheries (DAF) so as to improve the agricultural activities on the land, which will increase productivity for landholders.

2. Pest Management Special Rate

- a) A special rate to be known as the ("Pest Management Special Rate) of 0.00017536 cents in the dollar on the unimproved capital value of all rateable land to which the overall plan applies, to fund the cost of Pest Management, including pest animals and pest plants, across the Maranoa.
- b) The overall plan for the Pest Management Special Rate is as follows:
 - a. The service, facility or activity for which the plan is made is the cost of pest animals and pest plants management across the Maranoa, including meat and factory baits for two coordinated baiting programs and adhoc baiting, wild dog bonus payment for scalps and the treatment of high priority pest plants in accordance with Council's Pest Management Plan.
 - b. The rateable land to which the special rate applies is all rateable land categorised as Category 39 – Rural in the 2018/2019 financial year.
 - c. The estimated cost of carrying out the activity the subject of the overall plan is \$561,000. The Pest Management Special Rate will levy an estimated \$316,689 towards the total estimated cost of carrying out the activity.
 - d. The estimated time for carrying out the overall plan is 1 year.
- c) The rateable land or its occupier specially benefits from the service, facility or activity funded by the special rate because it will provide management of pests, both animal and plant, so as to improve the agricultural activities on the land which will increase productivity for landholders.

CARRIED

5/2

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chandler	Cr. Golder
Cr. Newman	Cr. McMullen
Cr. O'Neil	
Cr. Scheffe	
Cr. Stanford	

Responsible Officer	Director - Corporate, Community & Commercial Services
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Item Number:

3.13

File Number: D18/54566

SUBJECT HEADING:

RURAL FIRE BRIGADE SPECIAL CHARGE - 2018/19

Officer's Title:

Director - Corporate, Community & Commercial Services

Executive Summary:

The purpose of this report was to set a Rural Fire Brigade Special Charge for the year ending 30 June 2019.

Resolution No. SMB/07.2018/15

Moved Cr O'Neil

Seconded Cr Stanford

That:

- (a) Pursuant to section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, Council make and levy a special charge (to be known as the "Rural Fire Brigade Special Charge") as detailed in the table below on all rateable lands serviced by the rural fire brigades for Amby, Mungallala, Yuleba and Orange Hill, to contribute to the operational costs of fire-fighting and the ongoing provision and maintenance of rural fire-fighting equipment for the rural fire brigades as listed.

Rural Fire Brigade	Special Charge on all rateable lands serviced by each Rural Fire Brigade
Amby	\$74.58
Mungallala	\$74.58
Yuleba	\$74.58
Orange Hill	\$50.00

- (b) The overall plan for the Rural Fire Brigades Special Charge is as follows:

i. The service, facility or activity for which the plan is made is to contribute to the operational costs of fire-fighting and the ongoing provision and maintenance of rural fire-fighting equipment for the rural fire brigades that operate throughout the areas of Amby, Mungallala, Yuleba and Orange Hill.

ii. The rateable land to which the plan applies is all rateable land defined by Queensland Fire and Emergency Services (QFES) – Rural Fire Service as being serviced within each Rural Fire Brigade boundary, as identified in the QFES Administrative Map for each Brigade.

iii. The estimated cost of carrying out the overall plan is \$20,506.

iv. The estimated time for carrying out the overall plan is 1 year.

- (c) The rateable land or its occupier specially benefit from the service, facility or activity funded by the special charge because these local Rural Fire Brigade units respond to emergency (fire) calls.

CARRIED

7/0

Responsible Officer

Director - Corporate, Community & Commercial Services

Item Number:

3.14

File Number: D18/54578

SUBJECT HEADING:

LEVY AND PAYMENT OF RATES AND CHARGES FOR 2018/19

Officer's Title:

Director - Corporate, Community & Commercial Services

Executive Summary:

Sections 107 and 118 of the Local Government Regulation 2012 require Council to determine:

1. *The issue of and period covered by a rate notice; and*
2. *The date by which rates or charges must be paid.*

Resolution No. SMB/07.2018/16

Moved Cr O'Neil

Seconded Cr Chandler

That:

(a) Pursuant to section 107 of the *Local Government Regulation 2012* and section 114 of the *Fire and Emergency Services Act 1990*, Council's rates and charges, and the State Government's Emergency Management, Fire and Rescue Levy be levied:

- **for the half year 1 July 2018 to 31 December 2018 – in August/September 2018; and**
- **for the half year 1 January 2019 to 30 June 2019 – in February/March 2019.**

(b) Pursuant to section 118 of the *Local Government Regulation 2012*, that Council's rates and charges, and the State Government's Emergency Management, Fire and Rescue Levy, be paid within 30 clear days of the issue of the rate notice.

CARRIED

7/0

Responsible Officer

Director - Corporate, Community & Commercial Services

Item Number:

3.15

File Number: D18/54579

SUBJECT HEADING:

DISCOUNT ON RATES 2018/19

Officer's Title:

Director - Corporate, Community & Commercial Services

Executive Summary:

The purpose of this report was for Council to set the level of discount and discount period for early payment of specified rates for the period ending 30 June 2019.

Resolution No. SMB/07.2018/17

Moved Cr Chandler

Seconded Cr Schefe

That pursuant to section 130 of the *Local Government Regulation 2012*, the differential general rates made and levied shall be subject to a discount of five percent (5%), if paid within the discount period of 30 days of the date of issue of the rate notice provided that:

(a) all of the aforementioned rates and charges are paid within 30 days of the date of issue of the rate notice;

(b) all other rates and charges appearing on the rate notice (that are not subject to a discount) are paid within 30 days after the date of issue of the rate notice; and

(c) all other overdue rates and charges relating to the rateable assessment are paid within 30 days of the date of issue of the rate notice.

	"Column B"
Discount on differential general rates	5%

CARRIED

4/3

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chandler	Cr. Golder
Cr. Newman	Cr. McMullen
Cr. O'Neil	Cr. Stanford
Cr. Schefe	

Responsible Officer	Director - Corporate, Community & Commercial Services
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Item Number:

3.16

File Number: D18/54580

SUBJECT HEADING:

INTEREST ON ALL OVERDUE RATES AND CHARGES

Officer's Title:

Director - Corporate, Community & Commercial Services

Executive Summary:

The purpose of this report was for Council to set the level of interest on overdue rates and charges for the financial period ending 30 June 2019.

Resolution No. SMB/07.2018/18

Moved Cr O'Neil

Seconded Cr Chandler

That pursuant to section 133 of the *Local Government Regulation 2012*, compound interest on daily rests at the rate of eleven percent (11%) per annum is to be charged on all overdue rates or charges.

Council has determined that rates or charges will be determined as overdue for the charging of interest if they remain unpaid after (60) days from the due date of the relevant rate notice.

CARRIED

7/0

Responsible Officer	Director - Corporate, Community & Commercial Services
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Item Number:

3.17

File Number: D18/54581

SUBJECT HEADING:

DIFFERENTIAL GENERAL RATE CONCESSION - PENSIONERS

Officer's Title:

Director - Corporate, Community & Commercial Services

Executive Summary:

The purpose of this report was for Council to:

- a) *adopt a rebate for all ratepayers who are pensioners and who are eligible for the State Government pensioner remission; and*
- b) *adopt a Pensioner Rate Concession Policy.*

Resolution No. SMB/07.2018/19

Moved Cr O'Neil

Seconded Cr Chandler

That pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, Council adopt:

- a) **a rebate of 50% of the differential general rate be granted to all ratepayers who are pensioners and who are eligible for the State Government pensioner remission, to a maximum amount per annum of \$307.50; and**
- b) **the Pensioner Rate Concession Policy as listed.**

PENSIONER RATE CONCESSION POLICY

1. Purpose

To provide a rate concession to approved pensioners.

2. Scope

The Pensioner Rate Concession Policy applies to the levying of rates and charges for approved pensioners.

3. Definitions

Council	Maranoa Regional Council
Approved Pensioner	<p>A pensioner who is -</p> <ul style="list-style-type: none"> a) and remains an eligible holder of a Queensland "Pensioner Concessions Card" issued by Centrelink, or the Department of Veteran's Affairs, or a Queensland 'Repatriation Health Card – For all Conditions' (Gold Card) issued by the Department of Veterans' Affairs; and b) the owner or life tenant (either solely or jointly) of the property which is located in Queensland and which is his/her principal place of residence; and c) Legally responsible, either solely or jointly with a co-owner, for the payment of Council rates and charges levied on their property.
Owner	As defined in the Local Government Act 2009

Spouse

A person's partner in marriage or a de facto relationship as recognised by the Acts Interpretation Act 1954 S. 32DA (1) and (5) (a).

All other definitions are as per the *Local Government Act 2009* and the *Local Government Regulation 2012*.

4. Details

Council will provide rate concessions to approved pensioners as follows –

4.1 Concession Rate

In accordance with Section 120(1) (a) of the *Local Government Regulation 2012*, Council will grant a concession to approved pensioners, equivalent to 50% of the general rate up to a maximum of \$307.50 per annum.

Where a pensioner's rate assessment includes other lots of vacant land, Council will not levy vacant water and vacant sewerage charges for each other vacant allotment, provided that the pensioner's principal place of residence is situated on land included in the assessment and adjoins the vacant land.

For example, for a house (being the pensioner's principal place of residence) and vacant lot together, only one water access charge and one sewerage charge is levied.

4.2 Pro-Rata Calculations

When a pensioner rate concession applies to rates on a property due for only part of a rating period, Council will apply the pensioner rate concession upon application on a pro-rata basis from the:

- Date of an approved pensioner acquiring approved pensioner status, or
- Up to and including (in the case of sale), or following (in the case of purchase), the date upon which the property was sold; or
- Purchased by an approved pensioner as evidenced by the Property Transfer Information (Form 24); or
- By official advice forwarded to Council regarding change of ownership.

Notwithstanding the provisions outlined above, where the sole registered owner dies, and at the time of death, is an approved pensioner in receipt of the concession, the surviving spouse will be entitled to the concession on a pro-rata basis from the beginning of the billing period immediately following the date of his/her spouse's death, providing that:

- He/she is an approved and eligible pensioner at the time of his/her spouse's death; and
- The title has or will be recorded with the surviving spouse as the registered owner; and
- Council is satisfied that the transmission of the title occurs within a reasonable time.

4.3 Ownership

In cases of co-ownership, the pensioner rate concession will apply only to the approved pensioner's proportionate share of the general rates. For the purposes of determining proportionate share, Council shall have regard to conveyancing practice that requires the nature and extent of co-ownership to be recorded on the Transfer (Form 1) lodged in the Titles Office and the Property Transfer Information (Form 24)

forwarded to Council for change of ownership and rates purposes.

This method of determining an approved pensioner's proportionate share shall apply except when the co-owners are:

- An approved pensioner and his/her spouse; or
- An approved pensioner and a bank, other financial institution, or government department where the latter holds joint title for debt security purposes and has no responsibility for rates, charges or other costs of maintaining the property.

In either of these situations, the tenure is to be treated as sole ownership and the concession approved in full.

It is not a requirement for the spouse to also reside at the property but it must be established in these cases that the approved pensioner is wholly responsible for the payment of all rates and charges levied in respect of the property. The approved pensioner's responsibility for payment of all rates and charges in this circumstance must be established to the satisfaction of Council by sighting and placing on file a copy of a court order or statutory declaration completed by the applicant.

Under no circumstance is a pensioner to be regarded as an owner or co-owner unless:

- His/her name appears as such on the Certificate of Title of the property;
- It can be clearly established that the title to the property is held in the name of a bank, other financial institution or government department for debt security reason and the pensioner has not been relieved of the responsibility to pay all rates and charges levied in respect of the property; or
- The pensioner is eligible as a life tenant to receive the pensioner rate concession as set out below.

The criteria for determining eligible life tenants will be that:

- The property in respect of which the rates are levied must be the principal place of residence of the pensioner and the pensioner must actually reside at the property (e.g. a life tenant cannot reside in a nursing home and claim the concession, as may occur with ordinary home ownership); and
- The pensioner must not have a major ownership interest in any other residential property (in the Maranoa Regional Council area or elsewhere); and
- The life tenancy must be created by a valid Will which applies to the property in question, or by a Supreme or Family Court Order; and
- There must be no provision in the Will or Court Order, which would relieve the life tenant of the obligation to pay the rates and charges, levied in respect of the property.

4.4 Tenancies

With the exception of life tenancies as described in Section 4.3 of this Policy, tenancies of any other sort (including life-time leases) are not regarded as the type of tenure that would entitle the pensioner to the pensioner rate concession even though he / she might be responsible for payment of rates and charges. Strict adherence to this principle is important to avoid breaking into areas which are, or are very close to, normal lease or rental arrangements.

4.5 Residential Requirements

The pensioner rate concession is available only in respect of rates levied on an approved pensioner's principal place of residence located in the Maranoa Regional Council area, and while the pensioner is actually residing at the property (unless in the circumstances detailed below – e.g. nursing home).

For the purpose of determining whether an approved pensioner's residence constitutes his / her principal place of residence, Council will adopt a common-sense approach. Each case will be considered on its own merits. The words 'principal' and 'residence' are to be given their normal meaning. As a guide, Council will give due consideration to the following –

- i. The address shown on any driver's licence held by the pensioner;
- ii. The address of the pensioner as recorded on any State Electoral Roll;
- iii. The Branch and State where his/her Centrelink or Department of Veterans' affairs file is held;
- iv. The State and the address shown on his/her Pensioner Remission Card;
- v. Whether or not the residence to which the application refers is rented or how otherwise occupied during his/her absences;
- vi. Whether or not he/she receives any pensioner rating concessions on other property in Australia and if so the type and level of concessions being received.

The principal place of residence must be located in the Maranoa Regional Council area. Under no circumstances is an approved pensioner to receive a pensioner rate concession in respect of the same period for more than one property that is his/her principal place of residence, within or outside the Maranoa Regional Council area.

Where a pensioner, for reasons of ill health or infirmity resides some or all of the time in alternative accommodation, such as a nursing home or similar type of accommodation where personal care is available on site and provided as required, or with family or friends, a pensioner rate concession may be allowed in respect of the pensioner's principal place of residence if it is not occupied on a paid tenancy basis during the absence of the approved pensioner owner/s. The pensioner must satisfy Council that the residence is not occupied on a paid tenancy basis and that the approved pensioner owner is responsible for the payment of rates and charges levied in respect of the property.

In cases where a pensioner owns a multi-unit property, commercial property or a rural property which is his/her principal place of residence, the pensioner rates concession may be applied to that property. The provision of the maximum pensioner rates concession has been included to prevent unduly large concessions being granted in such cases.

4.6 Trusteeships

In the case of property held in trusteeship the applicant, in order to be considered for eligibility, must be considered by Council to have legal responsibility for payment of all rates and charges levied in respect of the property, regardless of whether the applicant is the trustee or the beneficiary of the trust.

4.7 Withdrawal / Cessation of Pensioner Rate Concession

Unless ceasing sooner because of the pensioner ceasing to meet other eligibility criteria, a pensioner's rate concession will cease on the date of the approved pensioner's death or on the date that the property is sold.

Upon the sale of the property, it is the pensioner's responsibility to ensure that usual conveyancing practice is applied and an adjustment, based on the pensioner rate concession entitlement at the time of sale and normal rate charges thereafter, made at settlement. Council will not make refunds or allow further concessions as a consequence of this adjustment not being performed.

4.8 Prompt Payment Discount

The pensioner rate concession will not affect a pensioner's eligibility for any prompt payment discount applied upon payment of rates by the due date.

4.9 Rates Arrears

The pensioner rate concession will be available to rates levied each year even if rates and charges levied in previous years remain outstanding.

4.10 Administration

4.10.1 Applications Lodged During Billing Period

Applications for the pensioner rate concession may be made during a billing period. Concessions for approved pensioners will be applied on the following basis –

- Where an applicant was eligible to receive the pensioner rate concession at the commencement of the rating period, but had not applied at that time, the concession will be applied for the full rating period; or
- Where an applicant only became eligible to receive the pensioner rate concession for part of the rating period, the concession will be applied on a pro-rata basis for the period for which the applicant was eligible to receive the concession.

A concession will not be applied retrospectively to previous rating periods except in exceptional circumstances, in which case a concession may be applied to the immediately prior rates period also. A request must be made in writing by the applicant, advising the reason for the delay in submitting an application.

Applicants may be required to obtain payment details and documentation from Centrelink or the Department of Veteran Affairs to support their application. The application will be reviewed by the Chief Executive Officer who will decide if backdating to the maximum period will apply.

4.10.2 Application for Concession

An application for a pensioner rate concession must be made on the prescribed form when -

- applying for the pensioner rate concession for the first time; or
- Council needs to re-establish eligibility (e.g. after having a qualifying pension or concession card re-granted, change of address of principal place of residence, etc).

4.10.3 Confirmation of Eligibility

In order to confirm the applicant's eligibility Council must –

- Sight the original of the applicant's current qualifying concession card; or
- Be provided with a certified copy of both sides of the applicant's current qualifying concession card.

Council will confirm the applicant's concessional status with Centrelink.

4.10.4 Continuing Eligibility

Council will verify continuing eligibility for the pensioner rate concession on at least an annual basis either:

- By verification with the relevant government agency (Centrelink or Department of Veterans' Affairs) either by electronic data matching; or
- By obtaining from the approved pensioner written verification from the relevant government agency.

If Council is unable to confirm continuing eligibility, the pensioner rate concession will cease and the pensioner will have to re-apply if they wish to receive the concession.

Special Provisions

5.1 Privacy Provisions

Council respects and protects people's privacy and collects, stores, uses and discloses personal information responsibly and transparently in the delivery of Council services and business. Council will comply with all relevant legislative requirements relating to the collection, storage, use and disclosure of personal information acquired for the purposes of administering this policy.

Related Policies and Legislation

Local Government Act 2009
Local Government Regulation 2012
Revenue Policy 2018/19

Associated Documents

Revenue Statement 2018/19

	"Column B"
Pensioner Concession	Maximum Dollar Value per annum
50% of General Rate up to the maximum dollar value per annum	\$307.50

CARRIED

7/0

Responsible Officer	Director - Corporate, Community & Commercial Services
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Item Number: 3.18 File Number: D18/54797

SUBJECT HEADING: SIGNIFICANT BUSINESS ACTIVITY ASSESSMENT
2018/19

Officer's Title: Contractor - Strategic Finance

Executive Summary:

The report presented the assessment of business activities against the threshold for Significant Business Activities for 2018/19.

Resolution No. SMB/07.2018/20

Moved Cr Newman

Seconded Cr Chandler

That the result of the Significant Business Activity assessment be received, noting that no further action is required.

CARRIED

7/0

Responsible Officer

Contractor - Strategic Finance

Cr. O'Neil thanked staff on behalf of Council for their significant work associated with the budgets and requested this feedback be passed onto the many staff involved in preparations.

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 11.31am.

These Minutes are to be confirmed at the next General Meeting of Council to be held on 8 August 2018, at the Roma Administration Centre.

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Mayor.

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Date.