



REVENUE STATEMENT FOR THE 2018/2019 FINANCIAL YEAR

Procedure No:

PR-SPO5-1

Responsible Manager:	Executive Manager, Financial Services
Head of Power:	Local Government Act 2009, section 104 Local Government Regulation 2012, sections 169 and 172
Authorised by:	Council
Authorised on:	17 July 2018
Implemented from:	1 July 2018
Last Reviewed:	2018
Review History:	2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018
To be reviewed on:	30 June 2019
Corporate Plan:	Governance

INTRODUCTION

This revenue statement is prepared in accordance with section 104 of the Local Government Act 2009 and sections 169 and 172 of the Local Government Regulation.

GENERAL RATES

Council **does not levy differential General Rates** on the basis that all land is deemed non rateable by virtue of section 93(1)(d) of the Local Government Act 2009 and/or section 71(2) of the Local Government Regulation 2012.

UTILITY CHARGES - OVERVIEW

Section 94 of the Local Government Act 2009 provides the power for Council to levy utility charges. For avoidance of doubt vacant land is not levied utility charges. Utility charges are service charges relating to the provision of water, sewerage and waste management services. The service charges for water, sewerage and waste that are detailed below are differentiated having regard to their service charge category of either residential or commercial. Those terms are further defined in the following table: -

SERVICE CHARGE CATEGORY	DESCRIPTION
Residential	Land that is occupied and used only for residential purposes (excluding residential land the subject of a 40 year lease to the State Government).
Commercial	Land that is occupied and used for commercial/industrial purposes, including, but not limited to: <ul style="list-style-type: none"> • guest houses, hotels, motels • shops, tourist facilities, churches, arts and culture activities • land used by government or utility (telecommunications, electricity) providers to aid in the delivery of commercial and/or government services. ie. Education, Health, Customs etc. • all other land not categorised as residential.

Water Charges

All properties receiving water from a reticulated Council supplied water scheme shall be levied the following:

- A Water Service/Access Charge per property to be levied annually
- A Volumetric Water Charge per property to be levied annually

Water Service Charges	Access Charge	Volumetric Charge	Basis of Charge
Residential	\$179.45	\$0.00Kl	Per Property
Commercial	\$1,794.35	\$2.45Kl	Per Property

Sewerage Charges

All properties receiving sewerage services from a Council supplied network shall be levied the following:

- A Sewerage Service/Access Charge to be levied annually

Sewerage Service Charges	Access Charge	Basis of Charge
Residential	\$214.73	Per Property
Commercial	\$2,147.35	Per Water Closet (WC). WC is equivalent to: <ul style="list-style-type: none"> • A single pedestal; or • 1.3 meters of urinal; or • One (1) to Three (3) wall hung urinals

Waste Management Charges

All properties receiving waste management services from Council shall be levied the following:

- A Waste Management Service Charge per property to be levied annually

Waste Management Service Charges	Access Charge	Basis of Charge
Residential	\$119.24	Per Property
Commercial	\$1,192.40	Per Property

Concessions

Section 120 of the Local Government Regulation 2012 enables Council to grant concessions for Service Charges. The following organisations can apply to Council for concession on Service Charges;

- Community Sporting Organisations – Not for profit organisations only
- Community Cultural or Arts Organisations – Not for profit organisations only
- Churches

- Organisations operating a commercial business from a residential dwelling
- Charitable Organisations which are a;
 - a) Not for profit organisation; and
 - b) Registered as a charity institution or a public benevolent institution; and
 - c) Providing benefits directly to the community; and
 - d) Endorsed by the Australian Tax Office - Charity Tax Concession.

To be considered for a Service Charge concession, eligible organisations are required to submit a letter to Council detailing the organisations eligibility to be considered for a concession and the grounds for requesting a concession.

Concessions will be at the discretion of Council and granted by way of Council resolution upon satisfaction of the organisations eligibility.

Pensioners

Eligible pensioners can receive a subsidy of 20 per cent (up to a maximum amount of \$200 each year) of the gross Service Charges levied by Council from the Queensland State Government.

Extract from Queensland State Government

<https://www.qld.gov.au/community/cost-of-living-support/rates-subsidy>

To receive the subsidy, you must hold 1 of the following concession cards:

- *Queensland Pensioner Concession Card (issued by Centrelink or Department of Veterans' Affairs)*
- *Department of Veterans' Affairs Health Card for all conditions (Gold Card)*

You must also be:

- *the owner or life tenant* of the property, which is your principal place of residence and located in Queensland. [*A life tenancy can only be created by a valid will and is effective only after the death of the property owner, or by a Supreme or Family Court order.]*
- *legally responsible for the payment of local council rates and charges levied on that property.*

(Note: Seniors Card holders are not eligible.)

Where the State Government subsidy applies the Council will deduct the appropriate amount off the Service Charge Notice and claim re-imburement from the State Government upon proof of eligibility.

Limitation on Increases in Service Charges

In accordance with section 172(2)(b) of the *Local Government Regulation 2012*, Council advises that, in 2018/2019 it will not be applying section 116 of the Regulation for the purposes of limiting the increase in any rates or charges.

Issue of Utility/Service Charge Notices

Council intends to issue Service Charge Notices annually as follows:

- Water Access, Sewerage Access and Waste Management Service Charge Notices will be issued in the 4th quarter of the financial year
- Water Usage Notices will be issued in the 4th quarter of the financial year

Note that the timeframes for issuing Service Charge Notices are indicative only and may be subject to change without notice in line with Council's operational requirements.

The due date for payment is thirty-one (31) days from the date of issue of the Service Charge Notice. Council reserves the right to charge interest at the rate of 11% per annum calculated at compound interest on a daily basis on all Service Charges which remain unpaid after the due date, pursuant to section 133 of the *Local Government Regulation 2012*.

Fees on Residents

Section 100 of the Local Government Act 2009 allows for Council to levy a fee on residents of its local government area.

The Torres Strait Island Regional Council will not levy a fee on residents of residential premises within its local government area.

FEES AND OTHER RECEIVABLES

Cost recovery fees

Council imposes cost-recovery fees for services and facilities supplied by it including (among other things) for any entitlement, facility, service or thing supplied, approval, consent, licence, permission, registration or information given, admission to any structure or place, receipt of any application, product or commodity supplied or inspection undertaken.

The quantum of each fee reflects as far and as accurately as possible the actual cost of providing these services and facilities. Pursuant to section 97(4) of the *Local Government Act 2009*, cost-recovery fees must not be more than the cost to Council of taking the action for which the fee is charged. Council's adopted Register of Fees & Charges details the cost-recovery fees, services and/or facility charges and commercial fees for the 2018/2019 financial year.

Business activity fees

Council has the power to conduct business activities and make business activity fees for services and facilities it provides on this basis. Business activity fees are made where Council provides a service and the other party to the transaction can choose whether or not to avail itself of the service. Business activity fees are a class of charge, which are purely commercial in application and are usually subject to the Commonwealth's Goods and Services Tax.

Business activity fees include but are not confined to rents, plant hire, private works and hire of facilities as contained in Council's Register of Fees & Charges.

Council may decide to provide subsidised services in certain instances to various disadvantaged groups and may relax or reduce user fees in those cases. Decisions to subsidise these community groups will be explicit both in terms of the groups to be subsidised and the level of subsidy to be provided.

State Government 40 Year Lease Payments

Council has leased the following to the State Government for a period of 40 years. The Council receives a set annual contractual payment for each dwelling or site subject to this arrangement in lieu of Rates and Service Charges.

- 51 properties Moa Island (Kubin)
- 7 properties Saibai Island
- 6 properties Mabuiag Island
- 8 properties Boigu Island
- 7 properties Warraber Island
- 5 properties Poruma Island
- 17 properties Hammond Island
- 8 properties Mer Island
- 9 properties Badu Island
- 25 properties St Pauls
- 6 properties Erub
- 6 properties Masig

AUTHORISATION

This page and the previous bearing my initials was duly authorised by Council as the Torres Strait Island Regional Council Revenue Statement PR-SPO5-1 on the 17 July 2018, and shall hereby supersede any previous procedures of the same intent.



Bruce Ranga
Chief Executive Officer

Date: 17/07/2018