



ST GEORGE | DIRRANBANDI | BOLLON | THALLON | MUNGINDI | HEBEL | NINDIGULLY

Differential Rating Model

2019-20



RATES AND CHARGES 2019/20

- OVERVIEW

Revenue Statement

Council's Revenue Statement for the 2019/20 financial year aims to:

- Assist the community to understand its Budget and rates and charges structure;
- Provide clear information around rate setting to help the community understand the issues;
- Comply with the *Local Government Act 2009* and the *Local Government Regulation 2012*.

The Revenue Statement is developed in accordance with the Revenue Policy 2019/20, which sets out the principles used by Council in setting rates and charges.

Revenue of \$10,640,140 will be generated in 2019/20 through net rates and charges comprised of:

General Rates	\$6,490,300
Utility Charges	\$3,943,000
Special Rates and Charges	\$ 206,840

There are a number of differential general rates and minimum general rates, which are set based on land usage and other relevant factors.

Utility Charges are made up of Water, Waste Water and Cleansing Charges. There is an Environmental Utility Charge for areas surrounding each township to use Council's Landfill facilities. Mungindi Waste Management and water charges are based on Moree Plains Shire Council charges and no changes were proposed for 2019/20.

Special Rates and Charges are made up of the Balonne Wild Dog Exclusion Fencing Scheme, Thallon Rural Fire Levy, Feral Animal Management Special Rate and Urban Animal Control Special Charge.

Differential General Rates

For the 2019/20 financial year, Council is proposing a rating strategy that will consolidate the rural rating categories of Categories 60,61,62,63,65,66,67,68,69,70,71,72,73,74 and 75 into four rating categories 100, 200, 300 and 500. The rating strategy will be implemented over a seven year transition arrangement to bring all of these rural categories into a single rural rate in the dollar by 25/26. Refer to the transitional table 1 below.

TABLE 1 – ANNUAL Rates in the Dollar proposed*

Category	Short description	RID 19/20 c/\$	RID 20/21 c/\$	RID 21/22 c/\$	RID 22/23 c/\$	RID 23/24 c/\$	RID 24/25 c/\$	RID 25/26 c/\$
100	GRAIN AND GRAZING	1.183860	1.201608	1.219632	1.240976	1.265795	1.291111	1.316864
200	MIXED USE with COTTON	1.774000	1.697811	1.621621	1.545432	1.469242	1.393053	1.316864
300	SOLE COTTON	2.128580	1.993296	1.858009	1.722723	1.587436	1.452150	1.316864
500	SMALL RURAL AND CROPPING	1.267660	1.293013	1.316864	1.316864	1.316864	1.316864	1.316864

IMPORTANT NOTE: that table 1 rates in the dollar and percentage increases/decreases are estimates only and are subject to CCI* or CPI* increases and valuation variations from year to year and will be dependent upon a council resolution to set the rates on an annual basis as required by the *Local Government Act 2009* and *Local Government Regulations 2012*.

CCI = council cost index CPI = consumer price index

Limitations have continued for some of the differential rating categories due to the volatility of the 2017/18 land revaluation.

Council's rate revenue for 2019/20 will increase by 2% for all categories for the rate in the dollar and minimum general rate except categories 100, 200, 300 and 500. Utilities will also increase by 2% increase.

The table below sets out the details:

Description	2019/20 Proposed Min General	2019/20 Proposed Rate (c/\$)	Limitation
Category 1 - Residential <1 Ha	684.58	1.300682	
Category 2 - Large Residential >=1HA and <20Ha	707.36	1.087465	
Category 3 - Multi Residential	779.46	1.475773	
Category 11 - Commercial	807.58	1.260663	
Category 12 - Commercial - Other	668.42	1.087369	
Category 13 - Transformers	807.58	2.151123	
Category 14 - Industrial	888.24	1.373716	
Category 15 – Commercial – Hotel, Accommodation etc.	807.58	1.282670	
Category 21 - Commercial Bulk Grain Depots	8160.00	6.003128	
Category 22 - Cotton Gins	30600.00	13.767062	
Category 25 - Extractive Industry <5,000 tonnes	1415.60	1.450752	
Category 26 - Extractive Industry >5,000 & <100,000 tonnes	2830.18	1.881586	
Category 27 - Extractive Industry > 100,000 tonnes	5660.12	1.881586	
Category 31 - Petroleum Leases <1,000 Ha	8160.00	72.537792	
Category 32 - Petroleum Leases >1,000 Ha <10,000	16320.00	5.041623	
Category 33 - Petroleum Leases >10,000 Ha	32640.00	1.895229	
Category 34 - Petroleum Other <400Ha	8160.00	390.203693	
Category 35 - Petroleum Other >400Ha	16320.00	390.203693	
Category 41 - Mining Leases <50 FTE	1415.60	12.006657	
Category 42 - Mining Leases >50 FTE	11320.38	12.006657	
Category 45 - Intensive Accommodation 100 +person	11320.38	5.041748	
Category 46 - Noxious Industry	24904.70	13.766777	
Category 76 - Reservoirs	696.52	2.022631	
Category 79 - Intensive Animal Industry - Feedlot 1,001-5,000 SCU	6903.78	1.255232	30%
Category 80 - Intensive Animal Industry - Feedlot 5,001-10,000 SCU	11463.22	3.647126	
Category 81 - Intensive Animal Industry - Feedlot>10,000 SCU	15843.10	6.003128	
Category 85 - Intensive Animal Industry - Piggery >400 SPU	7083.36	1.287872	
Category 90 - Solar Farm <50 MW	30600.00	1.326000	
Category 91 - Solar Farm >= 50 MW	71400.00	1.275000	
Category 100 – Grain and Grazing > 1000 Ha	1329.98	1.183860	20%
Category 200 - Combined land use including cotton	2660.24	1.774000	20%
Category 300 – Sole land use cotton	2726.00	2.128580	20%
Category 500 Rural > 20Ha and small crops	681.76	1.267660	

Land Valuations

In accordance with the Land Valuation Act 2010 Council receives land valuations and these valuations are used by Council for rating purposes. A land valuation was completed in 2017 for Balonne Shire and as a result land valuations across the Shire both increased and decreased significantly. Limitations were applied to those rating categories that experienced significant increases in valuation and some are still working their way through.

Council levies Differential General Rates and the Feral Animal Management Special Rate based on the value of the land as assessed by the Department of Natural Resources, Mines and Energy.

Utility Charges

For the 2019/20 financial year, Council will increase utility charges, by 2%. Council will continue it's door-to-door pick up service from a split-bin service to a weekly general waste and a fortnightly recycle service. The increase represents the ongoing requirement to maintain and remediate the landfill for the life of the facility and the need to manage the water and sewerage infrastructure to meet community needs.

In the 2019/20 financial year, Council will levy the following charges for St George, Dirranbandi, Bollon, Thallon, Hebel and Nindigully where services are available:

- Water Charges – including excess and consumption charges;
- Cleansing Charges;

- Waste Water Charges.

Council will also levy the following charges to ratepayers on the Queensland side of the border within the Balonne Shire boundary in Mungindi, on a similar basis to how Moree Plains Shire Council charge their ratepayers on the NSW side. No increase is proposed for 2019/20, consistent with Moree Plains Shire Council's proposal.

Details of the charges are in the following tables:

UTILITY CHARGES – BALONNE SHIRE 2019/20

	Water	Urban Waste Water	Base Service Cleansing	General Waste Service	Recycling Waste Service	Extra Cleansing	Unconnected Water	Unconnected Sewer	Urban Waste Water - Non Res 1-10	Urban Waste Water - Non Res 11-30	Urban Waste Water Non Res 30+	Thallon Rural Fire
2019/20 - 2% increase												
St George	\$ 10.60	\$ 572.10	\$ 450.72	\$ 350.90	\$ 100.34	\$ 450.72	\$ 10.72	\$ 192.90	\$ 400.38	\$ 308.46	\$ 252.36	\$ 1.60
Thallon	\$ 9.70		\$ 450.72	\$ 350.90	\$ 100.34	\$ 450.72	\$ 9.70					
Nindigully	\$ -		\$ 450.72	\$ 350.90	\$ 100.34	\$ 450.72						
Dirranbandi	\$ 10.60	\$ 572.10	\$ 450.72	\$ 350.90	\$ 100.34		\$ 10.62	\$ 192.90	\$ 400.38	\$ 308.46	\$ 252.36	
Hebel	\$ 9.70		\$ 109.26				\$ 9.70					
Bollon	\$ 9.70	\$ 572.10	\$ 450.72	\$ 350.90	\$ 100.34		\$ 9.70	\$ 192.90	\$ 400.38	\$ 308.46		
Rural	\$ 9.70		\$ 450.72	\$ 350.90	\$ 100.34	\$ 450.72	\$ 9.70					

Excess Water	2019/20 2% increase
Rural Residential Bore	0.448148138
Untreated Water (Dirranbandi, Thallon, Bollon & Rural)	0.120234866
St George Bore	0.480939466
Treated Dirranbandi	1.202348664

Mungindi Water Charges:	
Water Charge	2019/20
	BSC
Water Access Charge	\$ 320.00
Unconnected Water Access Charge	\$ 120.00
Water Consumption per kilolitre – 0 to 750kl	\$ 1.74
Water Consumption per kilolitre – above 751 kl	\$ 2.25
Water Consumption per kilolitre - above 8,000kl	\$ 1.58
Mungindi Waste Charges:	
Waste Charge	2019/20
	BSC
<i>Domestic Waste</i>	
Domestic Waste Collection	\$ 484.00
<i>Domestic Waste – Additional Services</i>	
Upgrade – Domestic Large Bin (240L)	\$ 79.20
Upgrade – Recycle Bin (360L)	\$ 27.50
Additional Service – Green Bin (240L)	\$ 27.50
Additional Service – Recycle (240L)	\$ 110.00
Additional Service – Recycle (360L)	\$ 154.00
<i>Non Domestic Waste</i>	
Commercial Waste Collection	\$ 473.00
Additional service – Waste (240)	\$ 165.00
<i>Other Waste Charges</i>	
Waste Management Levy	\$ 165.00
Vacant Waste Management Levy	\$ 95.00

Special Rates and Charges

For the 2019/20 financial year, Council will retain the current Thallon Rural Fire Levy. The Urban Animal Management Special Charge will remain at \$21 per assessment. The Feral Animal Special Rate remains unchanged, to produce revenue up to \$170,000 across the applicable rating categories. The Environmental Special Utility Charge remains unchanged at \$50 per assessment.

Discount

For the 2019/20 financial year, Council will allow a discount of 10% for prompt payment of rates for General Rates, Water Charges, Waste Water Charges and Cleansing Charges if all rates and charges, including arrears are paid within 30 days of issue of notice.

Pensioner Rate Concessions

For the 2019/20 financial year, Council will grant a concession on rates for properties owned or occupied by Pensioners. This concession is equal to 100% of the General Rate - up to a maximum of \$170 per year to owners of qualifying premises. This concession is in addition to the 20% subsidy offered by the State Government (capped at \$200 per annum).

Interest

For the 2019/20 financial year, Council will charge interest at 11% per annum compounding daily on all rates and charges outstanding for sixty (60) days after the date of issue. This should be read in conjunction with Council's Revenue Statement.

More information

Please refer to Council's Revenue Policy and Revenue Statement for further information. Council also has information available on its website <http://www.balonne.qld.gov.au/rates> or by contacting our administration office on (07) 46208888.