



# ETHERIDGE SHIRE COUNCIL 2022-2023 RATES

*Our Vision for Etheridge Shire:*

***“A place of innovation, diversity and opportunity for all. We have a vibrant and cohesive community which is provided with quality services that maintain a high quality of life. Inclusive and progressive leadership ensures a sustainable community, economy and environment.”***

## Charging Summary

### GENERAL

In the 2022/2023 Budget, Etheridge Shire Council continued with the previous system of Differential General Rating. Changes to the differential rating categories have been introduced to maintain equity so that all Shire properties contribute to the development of our Shire.

### GENERAL RATES - 2022-2023

#### **Category 2 • Rural Land - Other**

**Description:** Rural land that does not fall within any other rural category.

**A rate in the dollar of 2.4380 cents with a minimum general rate of \$845.**

#### **Category 3 • Urban Residential (Principal Place of Residence)**

**Description:** All urban residential land, which is the owner's principal place of residence.

**A rate in the dollar of 3.5708 cents with a minimum general rate of \$651.**

#### **Category 4 • Urban Residential (Not Principal Place of Residence)**

**Description:** Other urban residential land, not included in any other category, which is not the owner's principal place of residence.

**A rate in the dollar of 3.7443 cents with minimum general rate of \$704.**

#### **Category 5 • Urban Land Vacant**

**Description:** Urban land that is vacant.

**A rate in the dollar of 4.7687 cents with a minimum general rate of \$704.**

#### **Category 6 • Rural – Large Scale Mixed Intensive Agriculture**

**Description:** Rural land, that is not within any other rural category that is being utilised or has the potential to be utilised, in whole or in part, by virtue of improvements or activities conducted upon the property for a system of large scale intensive cultivation using large amounts of labor and/or high efficiency machinery for planting, cultivating and harvesting.

**A rate in the dollar of 0.3668 cents with a minimum general rate of \$4,846.**

#### **Category 7 • Rural – Large Scale Renewable Energy Farms**

**Description:** Rural Land that is not within any other rural category that is being utilised or has the potential to be utilised in whole or in part by virtue of improvements or activities conducted upon the property for the production of electricity from renewable energy sources such as biomass, solar, wind, tidal, wave and water (i.e. hydro-electric).

**A rate in the dollar of 22.4004 cents with a minimum general rate of \$10,815.**

#### **Category 8 • Urban Commercial Land**

**Description:** Rural Land being utilised or having the potential to be utilised by virtue of improvements or activities conducted upon the property for a commercial purpose.

**A rate in the dollar of 3.8052 cents with a minimum general rate of \$803.**

#### **Category 9 • Urban Industrial Land**

**Description:** Land being utilised or having the potential to be utilised by virtue of improvements or activities conducted upon the property for an industrial purpose.

**A rate in the dollar of 4.334 cents with a minimum general rate of \$803.**

#### **Category 10 • Transport Terminals**

**Description:** Land being utilized or having the potential to be utilized by virtue of improvements or activities conducted upon the property by trucking, earthmoving or similar providers.

**A rate in the dollar of 4.334 cents with a minimum general rate of \$2,000.**

#### **Category 11 • Rural Tourism**

**Description:** Rural land in whole or in part, being utilised or having the potential to be utilised by virtue of improvements or activities conducted upon the property for tourism purposes.

**A rate in the dollar of 1.3114 cents with a minimum general rate of \$970.**

#### **Category 13 • Extractive >5,000 Tonnes**

**Description:** All land used in whole or in part for licensed extractive industry purposes, where the quantity of material capable of being extracted is greater than 5,000 tonnes per annum.

**A rate in the dollar of 0.3668 cents with a minimum general rate of \$10,815.**

#### **Category 14 • Mining Claim**

**Description:** Land upon which an approved Mining Tenement and or Mining Claim exists.

**A rate in the dollar of 13.5040 cents with a minimum general rate of \$194.**

#### **Category 15 • Mining Claim (<5 workers, UV<\$70,000)**

**Description:** Land that is a mine, has less than 5 workers and has an Unimproved Value less than \$70,000.

#### **Definition(s) Mine:**

Land that is the subject of a mining lease (issued pursuant to the Mineral Resources Act 1989) or other form of tenure that was used, is used, or intended to be used:-



- \* as a mine (or for purposes ancillary or associated with mining such as, for example, washing down, processing, stockpiling, haulage, water storage and rehabilitation): or
- \* in conjunction with other land (the subject of a mining lease or other mine tenure) as part of an integrated mining operation.

**Integrated mining operation:**

Land contained in more than one mining lease (issued pursuant to the Mineral Resources Act 1989) or other form of tenure which land was used, is used, or intended to be used in an integrated manner for the purposes of mining or purposes ancillary or associated with mining such as, for example, washing down, processing, stockpiling, haulage, water storage and rehabilitation.

**A rate in the dollar of 13.5040 cents with a minimum general rate of \$665.**

**Category 16 • Mining (>5 Workers, UV<\$70,000)**

**Description:** Land that is a mine has 5 workers or more and has an Unimproved Value less than \$70,000.

**Definition(s) Mine:**

Land that is the subject of a mining lease (issued pursuant to the Mineral Resources Act 1989) or other form of tenure that was used, is used, or intended to be used:-

- \* as a mine (or for purposes ancillary or associated with mining such as, for example, washing down, processing, stockpiling, haulage, water storage and rehabilitation): or
- \* in conjunction with other land (the subject of a mining lease or other mine tenure) as part of an integrated mining operation.

**Integrated mining operation:**

Land contained in more than one mining lease (issued pursuant to the Mineral Resources Act 1989) or other form of tenure which land was used, is used or intended to be used in an integrated manner for the purposes of mining or purposes ancillary or associated with mining such as, for example, washing down, processing, stockpiling, haulage, water storage and rehabilitation.

**A rate in the dollar of 13.5040 cents with a minimum general rate of \$12,600.**

**Category 17 • Mining (UV=>\$70,000)**

**Description:** Land that is a mine and has an Unimproved Value of \$70,000 or more.

**Definition(s)**

**Mine:**

Land that is the subject of a mining lease (issued pursuant to the Mineral Resources Act 1989) or other form of tenure that was used, is used, or intended to be used:-

- \* as a mine (or for purposes ancillary or associated with mining such as, for example, washing down, processing, stockpiling, haulage, water storage and rehabilitation): or
- \* in conjunction with other land (the subject of a mining lease or other mine tenure) as part of an integrated mining operation.

**Integrated mining operation:**

Land contained in more than one mining lease (issued pursuant to the Mineral Resources Act 1989) or other form of tenure which land was used, is used or intended to be used in an integrated manner for the purposes of mining or purposes ancillary or associated with mining such as, for example, washing down, processing, stockpiling, haulage, water storage and rehabilitation.

**A rate in the dollar of 13.5040 cents with a minimum general rate of \$15,000.**

**Category 18 • Workers Camps 15-29**

**Description:** All land used or intended to be used in whole or in part for workforce accommodation of 15 to 29 persons.

**A rate in the dollar of 22.3983 with a minimum general rate of \$8,640.**

**Category 19 • Workers Camps 30-99**

**Description:** All land used or intended to be used in whole or in part for workforce accommodation of 30 to 99 persons.

**A rate in the dollar of 22.3983 with a minimum general rate of \$17,764.**

**Category 20 • Workers Camp 100-200**

**Description:** All land used or intended to be used in whole or in part for workforce accommodation of 100 to 200 persons.

**A rate in the dollar of 22.3983 with minimum general rate of \$59,213.**

**Category 21 • Workers Camp >200**

**Description:** All land used or intended to be used in whole or in part for workforce accommodation of greater than 200 persons.

**A rate in the dollar of 22.3983 with minimum general rate of \$118,425.**

**Category 22 • Commercial–Utility Service Providers UV < 1Ha**

**Description:** Land being utilized or having the potential to be utilized by virtue of improvements or actives conducted upon the property for a Utility Service Provider (i.e. Telstra, Optus, Ergon, Energex) and has an area of one (1) (Ha).

**A rate in the dollar of 113.9568 cents with a minimum general rate of \$7,644.**

**Category 23 • Commercial–Utility Service Providers 1-5Ha**

**Description:** Land being utilized or having the potential to be utilized by virtue of improvements or actives conducted upon the property for a Utility Service Provider (i.e. Telstra, Optus, Ergon, Energex) and has an area of one (1) Hectare but less than five (5) Hectares.

**A rate in the dollar of 94.3956 cents with a minimum general rate of \$7,644.**

**Category 24 • Commercial–Utility Service Providers >= 5Ha**

**Description:** Land being utilized or having the potential to be utilized by virtue of improvements or actives conducted upon the property for a Utility Service Provider (i.e. Telstra, Optus, Ergon, Energex) and has an area equal to or greater than five (5) Hectares.

**A rate in the dollar of 59.7633 cents with a minimum general rate of \$7,644.**

**Category 25 • Grazing and Agriculture <2,000Ha**

**Description:** Rural land, that is not within any other category, predominantly used for cattle grazing or other conventional agriculture and has an area less than 2,000 Hectares..

**A rate in the dollar of 0.4490 cents with a minimum general rate of \$970.**

**Category 26 • Grazing and Agriculture 2,000 - <5,000Ha**

**Description:** Rural land, that is not within any other category, predominantly used for cattle grazing or other conventional agriculture and has an area greater than 2,000 Hectares but less than 5,000 Hectares.

**A rate in the dollar of 0.2557 cents with a minimum general rate of \$970.**

**Category 27 • Grazing and Agriculture 5,000 - <25,000Ha**

**Description:** Rural land that is not within any other category, predominantly used for cattle grazing or other conventional agriculture and has an area greater than 5,000 Hectares but less than 25,000 Hectares.

**A rate in the dollar of 0.2739 cents with a minimum general rate of \$970.**



**Category 28 •Grazing and Agriculture 25,000 - <50,000Ha**

**Description:** Rural land that is not within any other category, predominantly used for cattle grazing or other conventional agriculture and has an area greater than 25,000 Hectares but less than 50,000 Hectares.

**A rate in the dollar of 0.3051 cents with a minimum general rate of \$2,423.**

**Category 29 •Grazing and Agriculture 50,000 - <150,000Ha**

**Description:** Rural land that is not within any other category, predominantly used for cattle grazing or other conventional agriculture and has an area greater than 50,000 Hectares but less than 150,000 Hectares.

**A rate in the dollar of 0.3190 cents with a minimum general rate of \$4,846.**

**Category 30 •Grazing and Agriculture <=150,000Ha**

**Description:** Rural land that is not within any other category, predominantly used for cattle grazing or other conventional agriculture and has an area greater than 150,000 Hectares.

**A rate in the dollar of 0.3668 cents with a minimum general rate of \$9,692.**

**GENERAL RATES**

Council utilizes the property valuations provided by the Queensland Department of Natural Resources, Mines and Energy. Whether your valuation goes up or down depends on their research and findings. New valuations came into effect on 1 July 2022. Council then uses the valuation to multiply by the cents in the dollar (dependent upon which rate category your land has been allocated to) as a baselined for calculating your General Rates.

**OBJECTION TO MY RATE CATEGORY**

A landowner may object to the categorization of your land shown on your rate notice, which has been determined by Council. Objections must be in writing and submitted to Council within thirty days of the issue of the rate notice. The objection must clearly state the circumstances and facts upon which the objection is made.

**Please Note:** Lodging an objection will not in the meantime affect the levy and recovery of the rates specified in the rate notice. Therefore we advise you pay Council the rates as levied and if your objection is upheld, a rate adjustment will be made at that time.

**FIRE & EMERGENCY LEVY**

These funds are collected by Council on behalf of and directly passed onto Queensland Fire and Emergency Services for the purpose of supporting rescue and evacuation service which benefits residents.

**SPECIAL RATES AND CHARGES**

**Special Charge –Waste Management Charge**

The funds collected from this levy's is to enable Council to provide, improve, manage and maintain all current Waste Management facilities within our shire.

\* The rateable land to which the special charge applies is land within each of the benefited areas described in the town area maps 'Planning Maps – Einasleigh, Mt Surprise and Forsayth as contained in Councils Revenue Statement. Where a parcel of rateable land includes two or more lots, the charge will be levied on each lot.

\* Council considers that land contained within the defined areas receives an equal special benefit from access to the waste management facilities. Council also considers that the benefit is shared equally by all parcels of land regardless of the value of such land.

The amount of the special charge to be levied (per parcel) is:

|   |
|---|
| Parcel – Vacant and or Occupied Dwelling - \$194.38 |
| Parcel – Vacant - \$194.38                          |

**CLEANSING CHARGES - GEORGETOWN**

The funds collected from this levy is for the collection of the contents of your wheelie bin and delivery to Council's Waste Management facilities.

| Type of Improvement                                | Charge   |
|--|--|
| For each house / dwelling unit / improved property | The amount of the charge to be levied is <b>\$554.50 per annum</b> for a 240 litre mobile bin to be used for the removal of domestic refuse on a normal weekly collection day    |
| Commercial, industrial or community facility       | The amount of the charge to be levied is <b>\$554.50 per annum</b> for a 240 litre mobile bin to be used for the removal of commercial refuse on a normal weekly collection day. |
|  | Additional bins will be charged at <b>\$471.93 per annum.</b>  |
| Commercial, Industrial or Community Facility       | The amount of the charge levied is <b>\$751.84 per annum</b> for a 900 litre mobile bin to be used for the removal of commercial refuse on a normal weekly collection day.       |
|  | Additional bins will be charged at <b>\$669.27 per annum.</b>  |

**WATER CHARGES- GEORGETOWN & FORSAYTH**

Water levies are divided into two components – An Access Charge and a Consumption Charge. The Access Charge is the cost associated with supplying and maintaining the water supply system. An access charge of 10 units applies to all vacant land. All connected meters are per size of meter. The Consumption charge is for every kilolitre of water used as measured by a meter by the water consumption charge. Water Meter Readings are twice yearly, in January/February and June/July. Readings in the first half of the year are billed separately and readings in the second half of the year are billed with rate notices.

| Base Rates                     | Unit | Amount Georgetown | Amount Forsayth |
|--------------------------------|------|-------------------|-----------------|
| Unconnected Lots               | 10   | \$ 350.60         | \$ 350.60       |
| All Charitable/ Religious uses | 10   | \$ 350.60         | \$ 350.60       |
| 20 mm Connection               | 20   | \$ 701.20         | \$ 701.20       |
| 25 mm Connection               | 30   | \$ 1,051.80       | \$ 1,051.80     |
| 32 mm Connection               | 50   | \$ 1,753.00       | \$ 1,753.00     |
| 40 mm Connection               | 80   | \$ 2,804.80       | \$ 2,804.80     |
| 50 mm Connection               | 125  | \$ 4,382.50       | \$ 4,382.50     |
| 75 mm Connection               | 280  | \$ 9,816.80       | \$ 9,816.80     |
| 80 mm Connection               | 320  | \$ 11,219.20      | \$11,219.20     |
| 100 mm Connection              | 500  | \$ 17,530.00      | \$17,530.00     |

**Water Consumption Charge - Georgetown**

Per kilolitre of use up to 700 Kilolitres per half year: 56.00c.  
Per kilolitre of use over 700 Kilolitres per half year: 112.00c.

**Water Consumption Charge - Forsayth**

Per kilolitre of use up to 500 Kilolitres per half year: 90.00c.  
Per kilolitre of use over 500 Kilolitres per half year: 196.00c.



### **For Rural Properties connecting off the raw water mains**

Connections shall be limited to those approved under the initial agreement(s) between Council and property owner, negotiated as part of the water main pipeline for the Charleston Dam project. Under this agreement, properties have been granted a fixed number of connections to the raw water main, with each connection limited to 20mm connection. Primarily, water off-take is for stock watering purposes in lieu of access to the Delaney River. As the connection has been granted as compensation properties will not pay an access charge for the connection. Connections will be metered, with properties paying a consumption charge for each kilolitre passing through the meter.

The Consumption charge for the following properties is set at \$0.45/kilolitre.

### **DISCOUNT**

Discount of **15%** will be allowed on the following levies if full payment of the total amount due (including arrears) is received in the Council office by the due date for discount:

- \* General Rates (Including Minimum General Rates)
- \* Utility Charges - Cleansing Commercial and Domestic.
- \* Water Utility Charges (Annual Access Charge component only)

**Please note that no discount is applicable to the following levies:**

- \* Water Consumption
- \* Waste Management
- \* Fire Levy

If Council is satisfied that a person liable to pay a rate has been prevented, by circumstances beyond the person's control, from paying the rate in time to benefit from a discount under section 130 of Local Government Regulation 2012 may still allow the discount following written application by the ratepayer.

### **INTEREST**

Council will impose interest on rates and charges that remain unpaid after the appointed date for payment (i.e. the date on which the discount period closes) and includes assessments which are making payments of outstanding rates by instalment for the financial year 2022-2023.

**Forty five days** following the close of discount, interest will be calculated on daily balances of amounts outstanding and charged at the end of the month on a compounding daily interest. Where the amount of interest charged is less than \$20.00 and the rates have been paid in full in the period between the close of discount and the end of the month, the interest may be written off following approval from the Chief Executive Officer.

Interest on arrears will be calculated in accordance with section 133 of the Local Government Regulation 2012 and will be set at the rate of 8.17% per annum.

### **PENSIONER CONCESSIONS**

Council will allow a remission of 50% of the total of General Rates, Cleansing Utility Charges, Water Utility Annual Access Charges, Special Charges Waste Management and Special Charges to qualifying pensioners only subject to a maximum remission of two and one quarter times the maximum State Government Pensioner Rate Subsidy allowable in the year.

Currently the maximum State Government Pensioner Rate Subsidy is 20% of rates up to \$200 per annum so the comparative maximum Council Pensioner Remission is 50% of rates up to \$450 per annum.

### **INFORM**

A community newsletter is sent out once a month to all Shire residents. Contributions for inclusion in the newsletter are welcome and will be published subject to availability of space and subject to reasonable editorial control as to content. We will not publish material that is likely to be defamatory or offensive.

### **PAYMENTS BY INSTALLMENTS**

Council will allow payments by instalment where it will benefit both the individual and assist with the collection of overdue rates and charges. Instalment plans shall be based on ability to pay and if possible full recovery within a specified period.

The acceptance of a request to pay by instalment shall not be considered a 'Formal Payment Arrangement' and interest will continue to accrue at the rate determined in the policy statement. Council shall also retain the right to take legal action to recover outstanding rates (arrears) if deemed necessary.

### **DAMAGE TO ROADS**

Rural Property owners are reminded that they must not cause damage to roads by bringing heavy loads over them when the roads are wet. Obviously it is in their best interest not to damage the roads upon which they rely. In any case, Council may recover the costs of repairing roads that are damaged due to misuse.

### **OFFICE HOURS**

Council's office is located on St George Street, Georgetown and is open from 8.30am to 4.30pm Monday to Friday (excluding public holidays).

### **ENQUIRIES**

All enquiries regarding charging information should be directed to the Council's Office in Georgetown (Telephone - 07 4079 9090).

### **COUNCIL MEETINGS**

#### **General Meetings**

Council meetings are held on the 3<sup>rd</sup> Wednesday of each month in the board room of the Council Office, St George Street, Georgetown, starting at 9.00 am. All meetings are open to the public. A full schedule of meeting dates is available from the Council Office or on the website: [www.etheridge.qld.gov.au](http://www.etheridge.qld.gov.au)

### **COUNCILLORS**

#### **MAYOR:**

Cr Barry Hughes North Head Stn, Forsayth 0458621233  
[mayor@etheridge.qld.gov.au](mailto:mayor@etheridge.qld.gov.au)

#### **DEPUTY MAYOR:**

Cr Laurell Royes Routh Stn, Georgetown 0459278377  
[cr.royes@etheridge.qld.gov.au](mailto:cr.royes@etheridge.qld.gov.au)

#### **COUNCILLORS:**

Cr Tony Gallagher Stoney Etheridge Stn, Forsayth 0448089144  
[cr.gallagher@etheridge.qld.gov.au](mailto:cr.gallagher@etheridge.qld.gov.au)

Cr Joe Haase High Street, Georgetown 0459623582  
[cr.haase@etheridge.qld.gov.au](mailto:cr.haase@etheridge.qld.gov.au)

Cr Cameron Barnes Black Eagle Mine, Einasleigh 0459136285  
[cr.barnes@etheridge.qld.gov.au](mailto:cr.barnes@etheridge.qld.gov.au)

### **EXECUTIVE STAFF**

Ken Timms Chief Executive Officer  
Andrew McKenzie Director of Corporate Services  
David Fletcher Director of Engineering  
Allan (Jack) Parry Infrastructure Services Operations Manager

