

# Revenue Policy 2016-17





## Revenue Policy (former Queanbeyan Council) 2016-17

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### Queanbeyan City Council draft Revenue Policy

In accordance with Section 405 (2) of the Local Government Act (LGA) 1993, Council must provide a statement of the Council's Revenue Policy which also incorporates the basis upon which the rates and charges will be made.

#### Rates and Charges

The basic principle of Council rating is that it represents the process whereby Council recovers the cost of providing its services for land within the Council boundaries. Rates and charges are Council's main source of recurrent income and are used to improve and maintain services and facilities for the community. Ordinary rates are levied on all rateable parcels of land based on independent valuations provided by the Land and Property Information NSW on behalf of the NSW Valuer General. The latest valuation of the land in Queanbeyan occurred recently with a base date of 1 July 2015. These valuations will be used to calculate and levy the 2016-17 ordinary rate.

Rate pegging is determined by the Independent Pricing and Regulatory Tribunal (IPART) each year which sets the maximum general income Council can collect from ordinary rates. General income comprises income from ordinary rates and special rates, but does not include income from waste management charges, water and sewerage service charges or stormwater management charges.

On 4 December 2016, IPART announced that the percentage increase to apply in the 2016-17 financial year would be 1.8%. The rate peg was determined by IPART using a local government cost index and a productivity factor. The Local Government Cost Index (LGCI) increased by 1.78% in the year to September 2015. IPART has a zero adjustment for productivity. This resulted in a rate peg of 1.78% which was rounded to 1.8% for 2016-17.

The general income for the previous year, 2015-16 is increased by 1.8% to determine the total general income yield which can be levied in 2016-17. This does not mean that each individual rate assessment will increase by that percentage, but does mean that Council's total income from ordinary rates cannot exceed this percentage increase.

The notional general income for 2016-17 has been calculated as:

Description	Revenue \$
2015-16 Notional General Income	\$23,913,812
Plus 1.8% approved increase	\$430,449
<b>2016-17 Notional General Income Yield</b>	<b>\$24,344,261</b>

The CityCARE levy (SRV) contributes \$1,295,557 to the total notional income for 2016-17.

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### Ordinary rates

Ordinary rates are applied to properties based on independent valuations supplied to the Council on all rateable properties within the Council boundaries by Office of the Valuer General.

All properties in the Queanbeyan Local Government Area were revalued in 2015 by the Valuer General, with valuations increasing by 2.22% overall, with increases of 1.71% in the residential categories, an increase of 18.91% in the farmland category and a decrease of 1.53% in the business categories.

The valuations used in the 2016-17 rating period have a base date of 1 July 2015. Council's total revenue received from ordinary rates does not increase as a result of the general revaluation. The total income from ordinary rates can only increase by the percentage of the rate peg, which is 1.8%. The ordinary rate on individual properties may change at a greater or lesser percentage than the allowed rate peg depending on the percentage change of their valuation when compared to the average change of their relative rate category.

### Structure of the ordinary rate

The rating provisions of the LGA allow councils to base their ordinary rates either on a system of minimum rates or base rates. Council has chosen to employ the system of base rates as a means of levying rates on all properties throughout the Council area.

In accordance with Section 497 of the LGA 1993, the structure of the Ordinary Rate must comprise:

- a base amount (i.e. fixed charge required by statute to be no more than 50% of the total amount of the rate)
- an ad valorem component (i.e. a rate levied on the unimproved land value).

### Ordinary base amount

Council utilises a system of base amounts in an attempt to overcome community concerns over the perceived inequity of the rate burden if rates were levied solely on land values. The base charge reflects that some of the benefits derived by ratepayers from the provision of Council works and services are shared equally by the community or a particular locality.

The base amount applies equally to all properties within the same rating category. There may be a differential between the base amounts of each rate category, as each category requires different services of Council. For example the Residential Googong base amount may be higher than the Residential Ordinary base amount because of the higher level of infrastructure maintenance required for the parks, sportsgrounds and recreational facilities at Googong Township.

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### Ad valorem rate

An ad valorem amount is a variable charge set as a proportion of the unimproved land value (UV) of the rateable property – that is, the value of the property without any buildings, houses or other capital investments.

Council has adopted a system of a base amount to which an ad valorem amount is added. The ad valorem rate is multiplied by the land valuation supplied by the Office of the Valuer General to determine the ad valorem charge.

The ad valorem rate applies to the land value of all rateable land in Council's area within the category or sub-category of the ordinary rate. Council applies a differential ad valorem rate to each rating category and sub-category.

### Rating categories and sub-categories

Section 494 of the LGA requires Council to make and levy ordinary rates on all rateable land for the year 2016-17. In accordance with the provisions of section 514 of the LGA, all parcels of rateable land in Council's area have been declared to be within one or other of the following categories:

- Farmland
- Residential
- Business
- Mining

Council has determined the category / sub category for each parcel of rateable land is in accordance with the definitions set out in Sections 515, 516, 517, 518, 519 and 529 of the LGA.

### Residential (Section 516 LGA)

Section 516 of the LGA, provides that:

*“Land be categorised as ‘residential’ if it is a parcel of rateable land valued as one assessment and:*

- (a) its dominant use is for residential accommodation (otherwise than as a hotel, motel, guest house, backpacker hostel or nursing home) or any other form of residential accommodation (not being a boarding house or a lodging house) prescribed by the regulations, or*
- (b) in the case of vacant land, it is zoned or otherwise designated for use under an environmental planning instrument (with or without development consent) for residential purposes, or*
- (c) it is rural residential land.”*

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### Farmland (Section 515 LGA)

Section 515 of the LGA provides that: -

*“(1) Land is to be categorised as ‘farmland’ if it is a parcel of rateable land valued as one assessment and its dominant use is for farming (that is, the business or industry of grazing, animal feedlots, dairying, pig farming, poultry farming, viticulture, orcharding, beekeeping, horticulture, vegetable growing, the growing of crops of any kind, forestry, oyster farming, or fish farming, within the meaning of the Fisheries Act and Oyster Farms 1935, or any combination of those businesses or industries) which:*

*(a) has a significant and substantial commercial purpose or character,*

*(b) is engaged in for the purpose of profit on a continuous or repetitive basis (whether or not a profit is actually made).*

*(2) Land is not to be categorised as farmland if it is rural residential land.”*

### Mining (Section 517 LGA)

Section 517 of the LGA provides that: -

*“(1) Land is to be categorised as **mining** if it is a parcel of rateable land valued as one assessment and its dominant use is for a coal mine or metalliferous mine.”*

### Business (Section 518 LGA)

Section 518 of the LGA provides that: -

*“Land is to be categorised as ‘business’ if it cannot be categorised as ‘farmland’, ‘residential or mining’”.*

### Rating sub-categories (Section 529 LGA)

In accordance with Section 529 of the LGA, Council will continue to have sub-categories of the ‘Residential Ordinary rating category. These sub-categories are called:

- Residential Urban
- Residential Googong
- Residential Tralee
- Rural Residential.

Each of the Residential sub-categories are declared to be ‘centre of population’ or ‘rural residential’ in accordance with this section of the LGA.



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'Rural Residential' is defined within the LGA as:

***rural residential land*** means land that:

- (a) is the site of a dwelling, and*
- (b) is not less than 2 hectares and not more than 40 hectares in area, and*
- (c) is either:*
  - (i) not zoned or otherwise designated for use under an environmental planning instrument, or*
  - (ii) zoned or otherwise designated for use under such an instrument for non-urban purposes, and*
- (d) does not have a significant and substantial commercial purpose or character.*

In accordance with Section 529 of the LGA, Council will continue to have sub-categories of the 'Business' rating category. These sub-categories is called:

- Business Queanbeyan CBD.
- Business Industrial
- Business Jerrabomberra
- Business Karabar

Each of Business sub-categories above are declared as a 'centre of activity' in accordance with this section of the LGA.

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For 2016-17, Council will levy rates in the following categories and sub-categories:

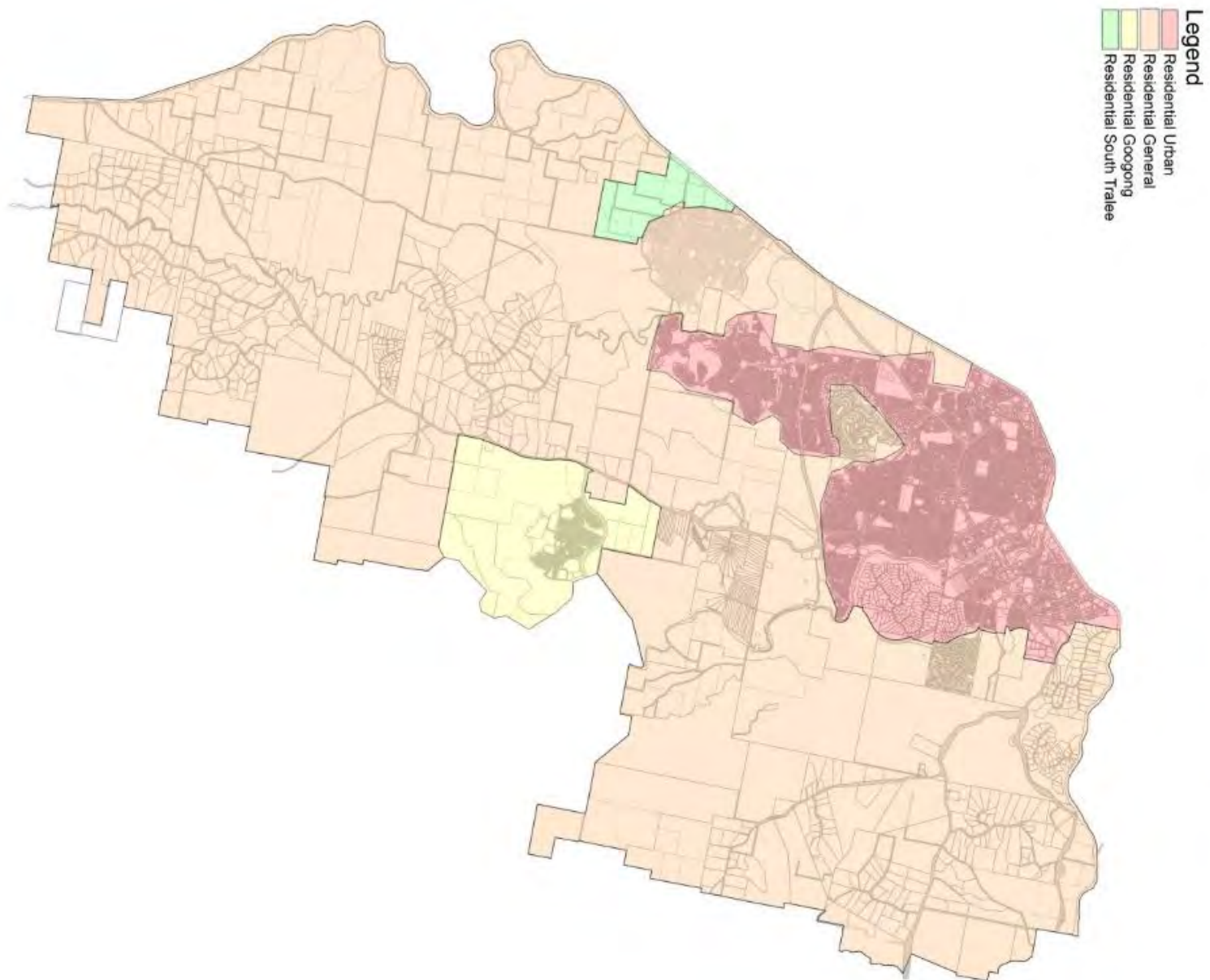
Category	Category	Category	Category
Residential Ordinary	Farmland	Business Ordinary	Mining
Sub-Category		Sub-Category	
Residential Urban		Business Queanbeyan CBD	
Residential Googong		Business Industrial	
Residential Tralee		Business – Jerrabomberra	
Rural Residential		Business – Karabar	
		Business - Googong	

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## Queanbeyan City Council Residential Rates Categories





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### Rate pegging

The rate peg is determined by the Independent Pricing and Regulatory Tribunal (IPART) each year and sets the maximum general income NSW councils can collect.

The Rate Peg determines the maximum percentage by which a council may increase its General Income for the year. The Rate Peg to apply to the 2016-17 financial year will be 1.8 %.

General Income comprises income from ordinary rates and special rates. It does not include income from waste management service charges, water and sewerage service charges or storm water management service charges.

Council may request a Special Variation (SV) to General Rate Income greater than the annual rate peg by way of an application to IPART. Should councils merge through the Fit for Future reforms, it is understood a SV will not be considered and only rate pegging will apply to the general rate income for the first four years of transition (i.e. from 2016). It is noted however, IPART is reviewing revenue raising for NSW councils in 2016, and a new approach may apply from 2017.

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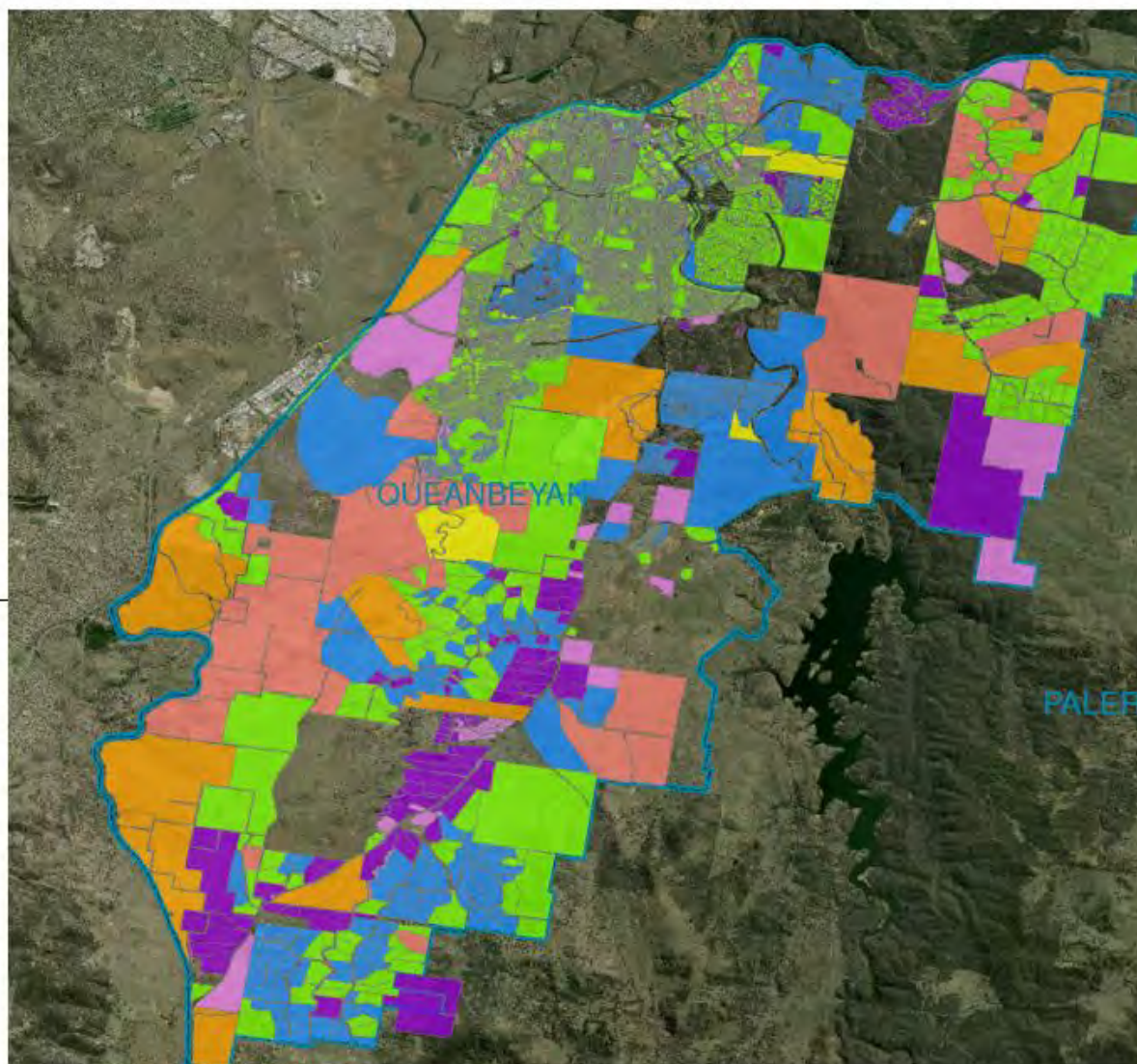
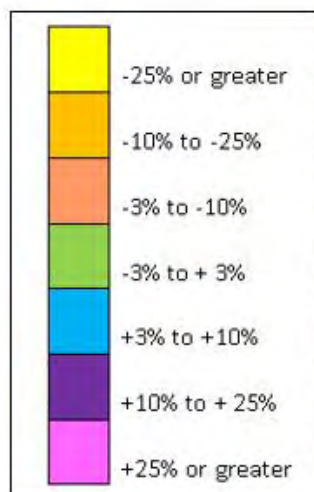
### Valuations

Council must make and levy a rate in respect to all parcels of rateable land which have been furnished with a valuation under the Valuation of Land Act. Council does not participate in the valuation of land for rating purposes.

Council will be using valuations with a base date of 1 July 2015 for rating purposes in 2016-17. All property owners in the Council area will have been provided with a valuation of their property from Land and Property Information NSW in January 2016. The valuations are based upon the unimproved land value of the property.

Any appeal against the property valuation should be lodged with

Land and Property Information NSW, Valuation Objections – Customer Service PO Box 143 Bathurst NSW 2795 or by phone on 1800 110 038. Online objection lodgment is also available at [www.lpi.nsw.gov.au](http://www.lpi.nsw.gov.au)



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### General Rating Information – 2016-17 Rates and Charges

The notional income for 2016-17 totals \$24,344,261 and equates to an overall rate increase of 1.8%. This is comprised of the approved IPART rate pegging increase of 1.8%. Council will continue to utilise a base rate structure (introduced 2010-11) to calculate general rates. The rates to apply to each rating category are shown below:

Rating Sub-Category	Number of Assessments - March 2016	Ad Valorem Rate	Base Amount \$	Land Value 2012 base date	Ad Valorem Amount	Base Amount	% base	Notional Income	Average Rate	% Revenue
Residential – Ordinary	224	0.14203	468.70	96,114,660	136,512	104,989	43.5%	241,500	1,078	1.0%
Residential – Urban	14,938	0.3748	306.10	3,236,587,636	12,130,730	4,572,522	27.4%	16,703,252	1,118	68.6%
Residential – Googong	876	0.4723	377.50	206,894,100	977,161	330,690	25.3%	1,307,851	1,493	5.4%
Residential – Tralee	0	0.4723	377.50	0	0	0	0	0	0	0.0%
Rural Residential	509	0.14203	468.70	242,613,000	344,583	238,568	6.0%	583,152	1,146	2.4%
Farmland	51	0.08705	815.90	142,397,200	123,957	41,611	25.1%	165,568	3,246	0.7%
Mining	0	1.3147	414.80	0	0	0	0	0	0	0%
Business - General	123	1.3147	414.80	64,241,950	1,3147	51,020	5.7%	895,609	7,281	3.7%
Business - CBD	144	1.7542	615.70	78,332,420	1,374,107	88,920	6.1%	1,463,027	10,160	6.0%
Business - Industrial	792	0.7536	415.90	327,803,432	2,470,327	329,393	11.8%	2,799,719	3,535	11.5%
Business - Regional	11	2.1228	501.20	8,435,500	179,069	5,513	3.0%	184,582	16,416	0.8%
Business – Karabar	0	2.1228	501.20	0	0	0	0	0	0	0%
Business - Jerrabomberra	0	2.1228	501.20	0	0	0	0	0	0	0%
Business - Googong	0	2.1228	501.20	0	0	0	0	0	0	0%
Notional General Income Yield								<b>24,344,261</b>		<b>100.0%</b>

### Pensioner Rebates and Hardship

In accordance with Section 575(3) (a) of the LGA 1993, Council must provide a rate reduction of 50% of the amount of the rate levy, to a maximum rebate for combined rate and domestic waste management charges of \$250.00, \$87.50 for water charges and \$87.50 for sewerage charges. The NSW Government reimburses Council for 55% of the rebate and Council funds the remaining 45%.

In 2010-11 Council effected an order under Section 577 of the LGA to extend the rebate to all eligible pensioner by a further \$40 which is funded entirely by Council to cover those eligible pensioners affected by the special rate variation for the CityCARE levy. The estimated pension rebate for general and waste in 2016-17 is \$703,658. This equates to approx. 2.89% of Council's Rate Income.

## Revenue Policy (former Queanbeyan Council) 2016-17

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### Payment by Instalments

Ratepayers may continue to pay their rates and charges in four quarterly instalments as follows for the 2016-17 rating year:

Instalment	Issued by Date	Due Date
First	31 July 2016	31 August 2016
Second	30 October 2016	30 November 2016
Third	28 January 2017	28 February 2017
Fourth	30 April 2017	31 May 2017

Council is required to forward instalment notices at least 30 days prior to each of these due dates.

During the year, in accordance with the LGA, a supplementary rate levy may be issued which may affect the amount of rates and charges levied on some parcels of land. The rates and charges are apportioned over the remaining instalments due after the supplementary levy is applied. In an attempt to alleviate hardship that may arise in this situation, consideration will be given to the formulation of an agreement with the ratepayer pursuant to Section 564 of the LGA for the payment of rates and charges and the waiving of interest penalties if the agreement is adhered to.

### Charges on Overdue Rates

Interest accrues on a daily basis on rates and charges that remain unpaid after they become due and payable. Council will apply the maximum interest allowable under Section 566(3) of the LGA as determined by the Minister in each year. In accordance with section 566(3) of the Act, it the Minister has determined that the maximum rate of interest payable on overdue rates and charges for the 2016-17 rating year will be 8.0%

### Non-Rateability (Sections 555 & 556 LGA)

All land is deemed to be rateable unless it is exempt from rates under the provisions of Sections 555 and 556 of the LGA.



## Revenue Policy (former Queanbeyan Council) 2016-17

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### Statement of Charges to be Levied

In accordance with Sections 496, 496A, and 501 of the LGA, Council will levy annual fixed charges to each parcel of land for the following services, provided or proposed to be provided:

- Water
- Sewerage
- Domestic Waste Management
- Non Domestic Waste Management
- Storm water Management

In accordance with Section 502 of the LGA, Council will levy charges for actual use for the following services:

- Water
- Sewerage
- Liquid Trade Waste

Water, sewerage and waste management charges relating to non-rateable properties will be charged in accordance with Sections 496, 501 and 502 of the LGA. For the purpose of charging these non-rateable properties that actually use these services, the charges to be applied are the same as those charged against rateable properties as these charges are representative of use.

Water and sewer access and usage charges were independently reviewed by Aither in 2016 to:

- assess compliance with NSW Office of Water's Best Practice Management of Water Supply and Sewerage Guidelines
- set a pricing path that would recover the revenues required to operate, maintain and renew infrastructure over a longer term planning cycle
- identify suitable pricing signals to influence consumption behaviours
- to be affordable, including in line with industry benchmarks.

## Revenue Policy (former Queanbeyan Council) 2016-17

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### Water Annual Charges - Potable

Water charges are levied under the provisions of the LGA to collect revenue from the property owners who actually benefit from the availability or use of Council's water supply and comprise:

- Residential and Non Residential properties that are connected to a Council water supply system and supplied with water from that system.
- Vacant land which is situated within 225 metres of a Council water main, and is able to be connected to Council's water supply, whether or not the property is actually connected to that water supply.

Council's water pricing structure for 2016-17 will be the combination of an annual access charge, and a *usage* charge based on per kilolitre consumption in accordance with the [Best Practice Management of Water Supply and Sewerage Guidelines](#). The water *usage* charges are based on a single variable charge.

Annual fixed charges for residential and non-residential properties are charged depending on the size of the water meter connection to the property and the number of water services available to the property.

To properly reflect the load a water meter connection places on the system, fixed annual charges are proportional to the size of the customer's water supply service. This is in accordance with the NSW Office of Water's "Best Practice Management of Water Supply and Sewerage Service Guidelines"

The formula used to derive annual water fixed charges based on the connection size is:-

$$WF = WF20 \times (D^2/400)$$

Where:	WF	=	Customer's Annual Water Fixed Charge (\$)
	WF20	=	Annual Water Fixed Charge for a 20mm diameter water supply service connection (\$)
	D	=	Diameter of water supply service (mm)

Council purchases its water from Icon Water.

As at 1 July 2016, Council will be implementing the water access charges in accordance with the [Best Practice Management of Water Supply and Sewerage Guidelines](#). Whilst there is no increase for residential access charges, other non-residential access charges may fluctuate as a result of compliance to the Guidelines.

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A fixed water access charge is levied on all units or dual occupancy properties (whether strata title or not) as provided under Best-Practice Management of Water Supply and Sewerage Guidelines. Where a property has more than one separate occupancy (e.g. a granny flat) an additional 20mm access charge will be levied per occupancy. Meter access charges are under review by Council's Rates and Charges Advisory Committee. The review will be finalised prior to Council adopted the Operational Plan and Revenue Policy in June 2016.

Land that is vacant with no existing premise connected to the Council water supply will be charged equivalent to the 20mm Water Access Charge.

As seen in the table on the right, many of the water access charges are decreasing in 2016-17. As shown later in the document, many sewer access charges will be increasing. Therefore it is important to compare these in terms of the overall bill charged. The table on page 26 shows the impact on total bills.

It should be noted that all properties with a 100mm water meter are Council-owned properties. The customers with a 80mm connection include some motels and NSW Government-owned properties. In placing these charges on exhibition, Council has requested that its Rates and Charges Advisory Committee investigate and report back to Council at its 8 June workshop and 22 June meeting on the options available to provide a transition mechanism to assist non-residential customers significantly affected by the proposed changes.

Access charges are levied for each water supply system available to a property. For instance, Googong residents are levied an access charge for the potable and an additional access charge for the recycled water supply systems separately, as both systems require maintenance and are subject to different operational costs.

Land which is exempt from the payment of ordinary rates (pursuant to Sections 555 or 556 LGA) will be levied water fixed charges as the charge is limited to the cost of providing the service to the land (Section 503(2)).

Meter Size	Annual Charge 2015-16	Annual Charge 2016-17	% Change	No of Assess - March 2016	Projected Income 2016-17
20mm	\$417	<b>\$251</b>	-40%	17,178	\$4,311,678
25mm	\$417	<b>\$392</b>	-6%	816	\$319,872
32mm	\$901	<b>\$642</b>	-29%	48	\$30,816
40mm	\$1,806	<b>\$1,003</b>	-44%	244	\$244,732
50mm	\$2,250	<b>\$1,568</b>	-30%	62	\$97,216
65mm	\$2,514	<b>\$2,649</b>	5%	0	\$0
80mm	\$2,777	<b>\$4,013</b>	45%	20	\$80,260
100mm	\$3,524	<b>\$6,271</b>	78%	4	\$25,084
				<b>18,372</b>	<b>\$5,109,658</b>
<b>Less Projected Council Rebates</b>					\$153,322
					<b>\$4,956,336</b>

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## Individual metering - units

[Best-Practice Management of Water Supply and Sewerage Guidelines](#) require that all new units are to be metered and billed separately. For strata units prior to 2007 consumption generally is billed directly to the body corporate unless Council is otherwise authorised by the body corporate. Council has a policy of encouraging existing strata units to retrofit water meters and thus provide equity to ratepayers in payment of water usage charges.

## Water Meter Size Replacement Fee

Queanbeyan City Council adopted the Water Meter Size Reassessment Policy (WMSR) in 2015. The purpose of the policy is:

*“To ensure that fees and charges for water meters reflect the demand that individual properties place on the local water system,”*

The WMSR recognises that the meter currently installed at some non-residential properties may not reflect their current water requirements. Where this occurs and does not trigger a requirement for the preparation of a development application for change of use under the provisions of Part 4 of the Environmental Planning and Assessment Act 1979, the WMSR process enables owners to apply for a reassessment of the size of the water meter connected to their property. If this assessment process identifies the need for preparation of a Development Application this will be discussed with the applicant prior to determination of an assessment under the WMSR process. This ensures that the fees associated with water meter size are fairly charged to the property in accordance with Council’s pricing policies.

Properties where a reassessment may result in a change in meter size are likely to be:

- Located in areas zoned industrial within the city: Where the character of the activity operating from the property has changed.
- Have a current water meter size of 32mm or larger.
- Have a service from the main to the meter of 32mm or less.
- Have consistently low quarterly water consumption levels: Low water consumption is considered to be less than the average household quarterly use for a property in Queanbeyan which is currently 44Kls or less each quarter.

A change in meter size can only occur:

- Where the change in water meter size has no adverse impact on Council’s water system or neighbouring properties.
- Where firefighting requirements can be satisfied with a smaller water service.

The charges for the Water Meter Size Reassessment are tabled below:

Water Meter Size Reassessment	
Application fee ( to commence the reassessment)	\$150
Subject to the assessment results the following fees may be <i>applied</i> :	
Installation of new water meter	Full replacement cost to owner
Interim water and sewer access charges	At 50% of existing water meter access fee

The Water Meter Size Reassessment interim charges are applied to both Water and Sewer Access charges.



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### Water Usage Charges - Potable water

A charge will be raised in accordance with Section 502 of the LGA for the use of the water supply service on a quarterly basis on the usage recorded through the water meter or meters connected to the property. Water usage will be charged at a single variable rate of \$3.72 per kl for 2016-17 and will be raised on a quarterly basis as follows:

Type Per quarter	Consumption charge 2015- 16	Consumption charge 2016- 17	% change	Billable kilolitres consumed	Projected income 2016-17
First Tier 0-44kls	\$2.97	<b>\$3.72</b>	25%	2,765,561	\$10,287,887
Second Tier >44kls	\$4.56	<b>\$3.72</b>	-18%	1,124,700	\$4,183,884
				<b>3,890,261</b>	<b>\$14,471,771</b>

Council adopted recommendations from the Rates and Charges Advisory Committee to consolidate water usage into a one tier approach. This approach is agrees with the principles of the National Water Initiative and the NSW Office of Water Pricing Information Sheet 4.

Properties which are exempt from rates under Section 555 or 556 of the LGA, will be charged at a single variable rate set at \$3.72 per kilolitre for 2016-17 for all water used.

## Revenue Policy (former Queanbeyan Council) 2016-17

### Sewerage Access Charges

Sewerage charges are levied under the provisions of Section 501 of the LGA to collect revenue from property owners who actually benefit from the availability or use of a Council sewerage system and comprise:-

- Residential and non-residential properties that are connected to a Council sewer mains.
- Vacant land situated within 75 metres of a Council sewer main and is able to be connected to Council's sewerage supply, whether or not the property is actually connected to that sewerage supply.

In accordance with NSW Office of Water's [Best-Practice Management of Water Supply and Sewerage Guidelines](#), Council's sewerage pricing structure consists of a uniform annual sewerage fixed charge for residential properties and a two-component pricing structure for non-residential properties comprising of a fixed annual charge proportional to the size of the water supply service connected to the property and a usage charge multiplied by a Sewer Discharge Factor (SDF) based on the type of business activity undertaken on the property.

Meter Size	Access Charge 2015-16	Access Charge 2016-17	% Change	No of Assess - March 2016	Projected Income 2016-17
20mm	\$533	\$643	21%	15,295	\$9,834,685
Vacant Land	\$347	\$418	20%	720	\$300,960
25mm	\$432	\$1,005	133%	861	\$865,305
32mm	\$942	\$1,646	75%	39	\$64,194
40mm	\$1,885	\$2,572	36%	266	\$684,152
50mm	\$2,349	\$4,019	71%	61	\$245,159
65mm	\$2,576	\$6,792	164%	0	\$0
80mm	\$2,803	\$10,288	267%	17	\$174,896
100mm	\$3,681	\$16,075	337%	2	\$32,150
				<b>17,261</b>	<b>\$12,201,501</b>
				<b>Less Rebates Projected</b>	152,449
					<b>\$12,049,052</b>

## Revenue Policy (former Queanbeyan Council) 2016-17

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A sewer fixed charge is levied on all units or dual occupancy properties (whether strata title or not) as provided under [Best-Practice Management of Water Supply and Sewerage Guidelines](#). Where a property has more than one, separate occupancy (e.g. a granny flat) an additional 20mm access charge will be levied per occupancy.

Meter access charges are under review by Council's Rates and Charges Advisory Committee. The review will be finalised prior to Council adopted the Operational Plan and Revenue Policy in June 2016.

Land that is vacant with no existing premise connected to the council sewer system will be charged equivalent to 65% of the Sewer Access Charge for a 20mm connection.

Properties which are not separately metered, and all Strata Title units will be charged a Sewerage Access Charge equivalent to that of a property with a 20mm water connection.

As seen in the table above, many of the sewer access charges are increasing in 2016-17. As shown earlier in the document, many water access charges will be decreasing. Therefore it is important to compare these in terms of the overall bill charged. The table on page 26 shows the impact on total bills.

It should be noted that all properties with a 100mm water meter are Council-owned properties. The customers with an 80mm connection include some motels and NSW Government-owned properties. In placing these charges on exhibition, Council has requested that its Rates and Charges Advisory Committee investigate and report back to Council at its 8 June workshop and 22 June meeting on the options available to provide a transition mechanism to assist non-residential customers significantly affected by the proposed changes.

## Revenue Policy (former Queanbeyan Council) 2016-17

### Sewerage Usage Charges (Section 502 of the LGA)

A Sewerage Discharge Factor (SDF) applies to all non-residential sewerage infrastructure users. The SDF is applied to the total water usage for properties and reflects the typical load properties place on the sewerage system.

The SDF is the ratio of all wastewater discharged from a premises to the sewerage system to the total water consumption expressed as a percentage.

SDF for non-residential properties are determined by the type of activity undertaken on the property and are calculated as defined in the NSW Office of Water, Liquid Trade Waste Regulation Guidelines April 2009.

Sewerage Usage Charges for non-residential properties are calculated by applying the business category SDF to the sewerage usage charge of \$1.11 per kl for 2016-17 and are raised to cover the sewerage treatment costs.

Category	Sewerage Discharge Factor	Charge 2015-16	Charge 2016-17	% Change
Non Residential	90%	\$1.07	<b>\$1.11</b>	4%
Concrete Batching/Nursery	10%	\$1.07	<b>\$1.11</b>	4%
Golf Course/Bowling Green	5%	\$1.07	<b>\$1.11</b>	4%
Laundromat/Hotel	100%	\$1.07	<b>\$1.11</b>	4%

## Revenue Policy (former Queanbeyan Council) 2016-17

### Water Fixed Charges – Recycled Water

Water access charges are levied under the provisions of Section 501 of the LGA to collect revenue from the property owners who actually benefit from the availability or use of Council's water supply and comprise of:

- Residential and Non Residential properties that are connected to a Council water supply system and supplied with water from that system.
- Vacant land which is situated within 225 metres of a Council water main, and is able to be connected to Council's water supply, whether or not the property is actually connected to that water supply.

As part of the Googong development, Council will operate and maintain the Recycled Water Plant. The recycled water system is a separate system from the potable water system. Therefore Council must maintain duplicate infrastructure for recycled water infrastructure and will occur different operational costs from the Potable system.

Meter Size	Access Charge 2015-16	Access Charge 2016-17	% Change	No of Assess - March 2016	Projected Income 2016-17
20mm Recycled	\$417	\$251	-40%	873	\$219,123.00
25mm Recycled	\$417	\$392	-6%	0	\$0
32mm Recycled	\$901	\$642	-29%	0	\$0
40mm Recycled	\$1,806	\$1,003	-44%	0	\$0
50mm Recycled	\$2,250	\$1,568	-30%	0	\$0
65mm Recycled	\$2,514	\$2,649	5%	0	\$0
80mm Recycled	\$2,777	\$4,013	45%	0	\$0
100mm Recycled	\$3,524	\$6,271	78%	0	\$0
				<b>873</b>	<b>\$219,123</b>
					<b>Less Projected Council Rebates</b>
					\$0
					<b>\$219,123</b>



## Revenue Policy (former Queanbeyan Council) 2016-17

### Water Usage Charges - Recycled Water

To promote water conservation, the pricing of recycled water has been calculated at the rate of 5% below the potable water price. A charge will be raised for the use of the recycled water supply service on a quarterly basis based on the usage recorded through the water meter or meters servicing each property.

Properties which are exempt from rates under Section 555 or 556 of the LGA, will be charged at a single variable rate set at \$3.53 per kilolitre for 2016-17 for all water used.

Type	Consumption charge 2015-16	Consumption charge 2016-17	% Change	Billable Kilolitres Consumed	Projected Income 2016-17
First Tier 0-44kls	\$2.82	<b>\$3.53</b>	25%	9,837	\$34,764
Second Tier >44kls	\$4.33	<b>\$3.53</b>	-18%	4,463	\$15,754
				<b>14,300</b>	<b>\$50,518</b>

### Bill analysis – 2015-16 charges versus proposed charges

Meter size	2015-16 charges				Proposed 2016-17 charges				Pedestal offset	Difference for customer
	Water access	Sewer access	Consumption charges	Total bill	Water access	Sewer access	Consumption charges	Total bill		
20mm (residential)	\$417	\$533	\$1,011	\$1,961	\$251	\$643	\$996	\$1,890		\$71
20mm	\$417	\$533	\$392	\$1,342	\$251	\$643	\$474	\$1,367		-\$25
25mm	\$417	\$432	\$803	\$1,652	\$392	\$1,005	\$826	\$2,223		-\$571
32mm	\$901	\$942	\$2,772	\$4,615	\$642	\$1,646	\$2,433	\$4,721		-\$106
40mm	\$1,806	\$1,885	\$1,569	\$5,260	\$1,003	\$2,572	\$1,451	\$5,027		\$236
50mm	\$2,250	\$2,349	\$9,406	\$14,005	\$1,568	\$4,019	\$7,844	\$13,431	\$1,125	\$1,699
65mm	\$2,514	\$2,576	N/A	\$5,090	\$2,649	\$6,792	N/A	\$9,441		-\$4,351
80mm	\$2,777	\$2,803	\$23,311	\$28,891	\$4,013	\$10,288	\$19,188	\$33,489	\$1,125	-\$3,473
100mm	\$3,524	\$3,681	\$71,580	\$78,580	\$6,271	\$16,075	\$58,565	\$80,911		-\$2,126

## Revenue Policy (former Queanbeyan Council) 2016-17

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### Liquid Trade Waste Charges

*“Liquid Trade Waste means all liquid waste other than sewage of a domestic nature.”*

Under the [Best-Practice Management of Water Supply and Sewerage Guidelines](#), liquid trade waste pricing requires appropriate annual trade waste fees and user charges for all liquid trade waste dischargers. Local Water Utilities (LWU) must issue a trade waste approval to each liquid trade waste discharger connected to the sewerage system, and must annually inspect the premises of each discharger

Liquid trade waste dischargers have a Trade Waste Discharge Factor (TWDF) added to their Sewerage Discharge Factor (SDF) to determine their total sewerage usage charge. Similar to the SDF factors, the TWDF factors have been determined using category of business guidelines set by the NSW Office of Water.

The trade waste usage charge for non-residential properties is therefore calculated by applying the business category TWDF against the liquid trade waste usage charge of \$2.32 per kilolitre.

Usage charges will apply to Category 2 and 3 liquid trade waste dischargers and charges will be calculated as defined in NSW Office of Water, Liquid Trade Waste Regulation Guidelines April 2009.

If a liquid trade waste discharger fails to comply with Council’s approval conditions by creating liquid waste which is not pre-treated and is likely to cause damage to the environment or an extra load on Council’s Sewage Treatment Plant, they will be subject to a non-compliance charge.

## Revenue Policy (former Queanbeyan Council) 2016-17

The annual trade waste fees to apply for the 2016-17 financial year are shown below and have increased to reflect the actual cost of treating the liquid trade waste. The annual trade waste charge is added to Rates and Charges while the usage charge is shown on the Water Usage section of the rate account and is raised on a quarterly basis.

Business category	Annual Trade Waste Charge 2015-16	Annual Trade Waste Charge 2016-17	Trade Waste Discharge Factor	Liquid Trade Waste Usage rate 2015-16	Liquid Trade Waste Usage rate 2016-17	% Change
Category 1 - complying	\$120	<b>\$120</b>	N/A	N/A	N/A	N/A
Category 1 - non-complying			** As per Liquid Trade Waste Regulation Guidelines 2009	\$2.32 per kilolitre	<b>\$2.32 per kilolitre</b>	0%
Category 2 - complying	\$120	<b>\$120</b>	** As per Liquid Trade Waste Regulation Guidelines 2009	\$2.32 per kilolitre	<b>\$2.32 per kilolitre</b>	0%
Category 2 - non complying			** As per Liquid Trade Waste Regulation Guidelines 2009	\$19.71 per kilolitre	<b>\$19.71 per kilolitre</b>	0%
Category 3	\$780	<b>\$780</b>	** As per Liquid Trade Waste Regulation Guidelines 2009	As stated in Liquid Trade Water Excess Mass charges	<b>As stated in Liquid Trade Water Excess Mass charges</b>	0%

\*\* Liquid Trade Waste Regulation Guidelines 2009 issued by the NSW Office of Water - <http://www.water.nsw.gov.au/Urban-water/Country-Towns-Program/Best-practice-management/Liquid-trade-waste/Liquid-trade-waste/default.aspx>

### Water and Sewerage Dividend

Section 409 (6) of the Act enables Council to declare a dividend from the water and sewerage businesses. At this time no dividend is proposed for 2016-17 from either business.

## Revenue Policy (former Queanbeyan Council) 2016-17

### Domestic Waste Management

In accordance with Section 496 of the LGA, Council must make and levy an annual charge for the provision of domestic waste management services for each parcel of rateable land for which the service is available.

Where an urban domestic waste collection service is available but not used by a customer, that customer will be charged a single standard domestic waste collection service applicable for that type of property. Vacant properties (i.e. properties without a dwelling) within the urban domestic waste collection service area will be charged a vacant domestic waste charge.

Council's annual charge for domestic waste management services applies to each occupied residential unit which includes dwellings and each separate occupancy in any flat, townhouse, duplex, dual occupancy, or similar type multi-unit residential development, including non-rateable residential premises. It does not include service for a secondary dwelling (as defined in the Environmental Planning and Assessment Act 1979) which are charged as an optional additional service.

Queanbeyan residents have access to drop-off facilities at the Waste Minimisation Centre (WAMI) for green waste and recyclables generated at domestic premises as well as the opportunity to deposit hazardous waste (up to 20 litres per type) once a year in a central location. Businesses may also use this collection (by prior arrangement with Council), but will be charged at the commercial rate for their type of waste.

Type	Domestic Waste Charge 2015-16	Domestic Waste Charge 2016-17	% Change	Number of services	Projected Income 2016-17
DW1 Domestic Waste 140L garbage, 240L recycling and 240L green waste	\$295	<b>\$300</b>	2%	11895	\$3,568,500
DW2 Domestic Waste 240L garbage, 240L recycling and 240L green waste	\$393	<b>\$399</b>	2%	1343	\$535,857
DW3 Additional Domestic 140L garbage	\$136	<b>\$139</b>	2%	59	\$8,201
DW4 Additional Domestic 240L garbage	\$166	<b>\$169</b>	2%	17	\$2,873
DW5 Additional Domestic 240L green waste	\$74	<b>\$76</b>	3%	39	\$2,964
DW6 Additional Domestic 240L recycling	\$74	<b>\$76</b>	3%	57	\$4,332
DW7 Multi Unit Shared service 240L garbage, 240L recycling	\$268	<b>\$273</b>	2%	3078	\$840,294
DW8 Multi unit Shared service including shared greenwaste (requested by body corporate)	\$295	<b>\$300</b>	2%	92	\$27,600

## Revenue Policy (former Queanbeyan Council) 2016-17

Type	Domestic Waste Charge 2015-16	Domestic Waste Charge 2016-17	% Change	Number of services	Projected Income 2016-17
DW9 Multi unit Shared Service additional greenwaste (requested by body corporate)	\$74	<b>\$76</b>	3%	115	\$8,740
DW10 Vacant Domestic Waste Charge	\$35	<b>\$36</b>	3%	400	\$14,400
DW11 Rural Waste Availability Charge for occupied premises outside of the urban Domestic Waste Collection areas	\$43	<b>\$44</b>	2%	330	\$14,520
DW12 Units with shared recycling, individual 140L garbage, booked cleanup	\$268	<b>\$273</b>	2%	154	\$42,042
DW13 Units with individual 140L garbage , recycling and greenwaste services and scheduled cleanup services	\$295	<b>\$300</b>	2%	27	\$8,100
DW14 360L recycling bin upsize charge	\$21.50	<b>\$22</b>	2%	79	\$1,738
DW 15 Rural Waste Collection - Optional fortnightly 240L garbage and 240L recycling per annum	\$320	<b>\$325</b>	2%	216	\$70,200
DW17 Rural Waste Collection - Optional fortnightly 240L recycling only per annum	\$162	<b>\$165</b>	2%	36	\$5,940
DW21 Rural waste Collection - Additional 240L garbage bin collected fortnightly	\$151	<b>\$154</b>	2%	5	\$770
DW22 Rural Waste Collection - Additional 240L recycling bin collected fortnightly	\$116	<b>\$118</b>	2%	2	\$236
				<b>17,118</b>	<b>\$5,157,307</b>
				Less Rebate	\$109,444
					<b>\$5,047,863</b>



## Revenue Policy (former Queanbeyan Council) 2016-17

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### **Individual Servicing (DW1 and DW2)**

The charge is based on the cost of providing the service. The charge reflects the reasonable operating and planning costs in providing the following services:

- weekly collection, removal and disposal of waste in either a 140L (DW1) or 240L (DW2) mobile garbage bin (MGB)
- fortnightly collection and removal of 240L bin of household recyclables
- fortnightly collection and removal of 240L bin of green waste
- collection and removal of clean up rubbish (up to one trailer load per collection) from the property on two occasions in each financial year.

### **Additional Domestic Waste Services (DW3-DW6 and DW14)**

These charges are for additional bins requested by the owner of the premises for garbage, recycling and greenwaste. Charges are based on each additional bin provided. An owner may order any number of additional bins.

### **Shared Servicing - Where Bins Are Shared By Two Or More Units At Those Premises (DW7 – DW9)**

The charge is based on the cost of providing the service. The charge per unit reflects the reasonable operating and planning costs of servicing the premises. The charge is levied on a per unit basis with a service being shared between two or more units in any multi-unit premises. The charge includes the provision of the following services:

- Weekly collection, removal and disposal of household waste generated at the multiunit premises.
- Fortnightly collection and removal of household recyclables generated at the multiunit premises.
- Fortnightly collection and removal of household green waste generated at the multiunit premises where requested by body corporate (DW8 and DW9 only).
- Fortnightly collection and removal of household green waste generated at the multiunit premises where requested by body corporate (shared bins - DW9 only).
- collection and removal of clean up rubbish (up to one trailer load per collection) from the property on two occasions in each financial year.

## Revenue Policy (former Queanbeyan Council) 2016-17

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### **Shared/Individual Servicing (DW12-DW13)**

The charge is based on the cost of providing the service. The charge per unit reflects the reasonable operating and planning costs in providing the following services:

- Weekly collection, removal and disposal of waste in a 140L MGB (bins provided to individual units)
- Fortnightly collection and removal of household recyclables generated at the multiunit premises (shared 240L MGB)
- Collection and removal of clean up rubbish (up to one trailer load per collection) from the property on two occasions in each financial year.
- DW13 - collection and removal of clean up rubbish (up to one trailer load per collection) from the property on two scheduled days in each financial year

### **Vacant Domestic Waste Charge (DW10)**

Vacant Properties (i.e. properties without a dwelling) within the urban domestic waste collection service area will be charged a Vacant Domestic Waste Charge.

### **Rural Waste Availability Charge (DW11)**

Where a rural domestic waste collection service is available but not used by the customer, that customer will be charged a single 'Rural Waste Availability Charge'.

The charge is based on the cost of providing the service to each rateable property in rural areas which do not otherwise receive Council's kerbside/roadside collection service. The charge reflects the reasonable operating and planning costs in providing the following services:

- collection and removal of clean up rubbish from centralised collection sites in rural areas on two scheduled occasions each year.

Vacant rural land is exempt from this charge.

### **Rural Domestic Waste Collection Service (DW15 and DW17)**

The charge is based on the cost of providing the service. The charge reflects the reasonable operating and planning costs in providing the following services which are available to rural residential properties at the request of the owner:

- fortnightly collection and removal of 240L garbage and/or 240L recycling bin
- collection and removal of clean up rubbish from centralised collection sites in rural areas on two scheduled occasions each year

### **Additional Services (DW21 and DW22)**

These charges are for additional waste services requested by the rural property owners for waste and recycling. Charges are based on each additional service provided. An owner may order any number of additional services.

## Revenue Policy (former Queanbeyan Council) 2016-17

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### **Business Waste Management**

In accordance with Section 501 of the LGA, Council will charge an annual Waste Management Charge for all non-domestic customers provided with a collection service.

Council recognises that many businesses operate private waste removal services because of the nature of their manufacturing or business processes. In these premises Council's waste service is not required. However, Council incurs costs in the administration and provision of the waste and recycling bins in business premises. As a result, Council imposes a mandatory charge for the availability of the service and an optional charge if the owner chooses to actually have a waste or recycling bin collected from the premises.

### **Waste Availability Charge BW1**

Council's Non-Residential Waste Availability Charge is applied to each parcel of land which is occupied for predominantly for non-residential purposes. The charge will apply to ratable properties and those properties which are exempt from rates under Section 555 and 556 of the LGA which are occupied for non-residential purposes, regardless of whether they utilise Council's Waste Management Services. It covers Council's administrative costs of operating the Business Waste Management Program, access to the WAMI and advice and educational services such as ACTSmart and the School Waste Education Program.

Where a property (other than a non-rateable property), includes both a commercial and residential component, the following charges shall be made:

- A BW1 waste availability charge; and
- A business waste charge if the service is utilised; and
- A separate mandatory domestic waste and recycling charge for each residential dwelling at the same site. (the type of DW charge at the discretion of the Waste Minimisation Coordinator, depending on the nature of the site)

Examples of such premises include a shop with a dwelling at the rear or upstairs, a premises incorporating shop top housing, a caretakers unit in an industrial area.

Where a non-rateable premises includes both a business (as described in the dot points above) and residential component the premises will be charged a BW1 charge, a business waste charge if service utilised and a separate mandatory domestic waste charge for each residential dwelling at the same site (includes retirement villages).

## Revenue Policy (former Queanbeyan Council) 2016-17

### Optional Business Waste Services (BW2, BW4, BW8)

In accordance with Section 501 of the LGA, Council will charge an annual Waste Management Charge for all nondomestic customers provided with a collection service. All optional business waste services are based on the cost of providing the service. The charges reflect the reasonable administrative, operating and planning costs of providing the following services:

- Weekly collection, removal and disposal of up to 240L of light commercial/office waste (BW2)
- Fortnightly collection and removal of up to 240L of light commercial/office recyclables (BW4)
- Fortnightly collection and removal of up to 240L of green waste only where the contractor agrees to service those premises. (BW8)
- Access to the ACT Smart business and office recycling program
- Access to School Waste Education Program (schools only)

Type	Business Waste Charge 2015-16	Business Waste Charge 2016-17	% Change	Number of services March 2016	Projected Income 2016-17
BW1 waste availability charge	\$86	<b>\$88</b>	2%	750	\$66,000
BW2 for each 240L garbage bin	\$227	<b>\$234</b>	3%	1,203	\$281,502
BW4 for each 240L recycling bin	\$81	<b>\$84</b>	4%	727	\$61,068
BW8 for each 240L greenwaste bin	\$81	<b>\$84</b>	4%	52	\$4,368
				<b>2,732</b>	<b>\$412,938</b>

### General Waste Rules and Definitions

#### Replacement of Council's Waste, Garden Organics and Recycling Bins

Bins issued by Council remain the property of Council and must remain at the premises to which they have been issued. Any damage that Council considers is not usual wear and tear or damage that is a result of third party damage due to the resident or business not retrieving their bin after collection, will require the rate payer to pay the replacement cost as specified in Council's fees and charges.

#### Lost and Stolen Bins

In the event that the bin has been stolen or considered lost, Council will investigate the matter. If Council determines the loss of the bin is due to one of the following:

- the resident or business not retrieving their bin after collection
- not storing the bins securely
- Bins that go missing between a change of tenancy or ownership.

The occupier/ratepayer/managing agent will be charged for the cost of replacement bins as specified in fees and charges. The decision to replace the bin is at the discretion of the Council.



## Revenue Policy (former Queanbeyan Council) 2016-17

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### **Stormwater Management Services Charge**

In accordance with Section 496A of the Local Government Act 1993 Council will charge a 'Stormwater Management Service Charge' against rateable properties for which the service is available. Council has identified the residential and business properties that are within Council's urban stormwater catchment areas that will be levied this charge for the 2016-17 financial year.

#### **Properties categorised as Residential (Not being Strata Titled)**

A flat charge of \$20.00 for a Stormwater Management Service Charge is to be charged against each eligible assessment categorised as Residential within the urban stormwater catchment. This charge is uniform across all urban catchment areas to minimise administration costs. An amount of \$25.00 is the current upper charge limit for urban residential land stipulated in clause 125AA of the Local Government (General) Regulation 2005. For 2016-17 Council has decided to charge less than the limit specified in the Regulation.

#### **Properties categorised as Residential (Strata Units)**

The cost of managing stormwater runoff from impervious surfaces is usually substantially less per residential strata lot than per standard residential property... It is for this reason that a flat charge of \$12.50 for a Stormwater Management Service Charge is to be levied against each eligible residential strata unit within the urban stormwater catchment. This charge is uniform across all urban catchment areas to minimise administration costs.

#### **Properties categorised as Business (Not being Strata Titled)**

A Stormwater Management Service Charge is to be charged against each eligible assessment (not being strata titled) categorised as business within the urban stormwater catchment area based on the total area of the assessment. A charge of \$20.00, plus an additional \$20.00 for each 350 square metres or part thereof by which the area of the parcel of land exceeds 350 square metres. The criteria for charging business properties by using property areas has been recommended using the guidelines provided by the Division of Local Government, Department of Premier and Cabinet.

#### **Scenario 1 – Business Strata Units Only**

If the strata complex contains only business properties (i.e. not mixed development) the charge per strata unit will be calculated by using a charge of \$20.00 per 350m<sup>2</sup> of the land area occupied by the strata scheme (or part thereof), proportioned by the unit entitlement of each lot in the strata scheme. In the event that this approach results in charge of less than \$12.50 per unit, a minimum charge of \$12.50 will be levied on each strata unit.

This method of charging is consistent with the methodology used to charge non-strata titled business properties.

## Revenue Policy (former Queanbeyan Council) 2016-17

### Scenario 2 – Business and Residential Strata Units (Mixed Development)

If the strata complex contains mixed development (i.e. properties rated as both business and residential) the dominant rating category of the total parcel of land, using data provided by the Valuer General, must be determined and charges will apply for Business strata units or Residential strata units as previously adopted. In the event that a mixed development is 50% residential and 50% business, Council has the discretion to determine whether to charge the property as a residential or business property.

### Urban Land Exempt from the Stormwater Management Service Charge

The same exemptions that apply to non-rateable properties for other rates and charges also apply in respect of the stormwater management service charge pursuant to the Local Government Act. In addition, the following properties are also exempted from this charge under the provisions:-

- Rateable land owned by the Crown.
- Rateable land under a lease for private purposes granted under the Housing Act 2001 or the Aboriginal Housing Act 1998.
- Vacant Land.

Councils are also not to levy the charge on properties where they do not provide a stormwater management service.

The map of the stormwater urban district is shown on the right.



Type	Stormwater Levy 2015-16	Stormwater Levy 2016-17	\$ Change	No. Assessments/ Units	Projected Income 2016-17
Residential	\$20	\$20	\$0	9,454	\$189,080
Residential - strata/flats	\$12.50	\$12.50	\$0	5,194	\$64,295
Business Premise (per 350m <sup>2</sup> )	\$20	\$20	\$0	4,326	\$86,520
Business strata units (per 350m <sup>2</sup> )	\$12.50	\$12.50	\$0	227	\$2,837
				<b>19,201</b>	<b>\$342,732</b>

# Revenue Policy (former Queanbeyan Council) 2016-17

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## Borrowing Policy

Council has no planned borrowings for 2016-17. Any borrowings subsequently proposed during 2016-17 by the Council will be subject to public exhibition.

## Pricing Policy

Council's pricing policy generally supports the cost recovery philosophy. It recognises people's ability to pay and balances an expectation that some services will be cross subsidised from rates for the common good of the community.

Pricing will:

- Explore cost recovery opportunities.
- Pursue value for money by providing effective and efficient service.
- Balance rates and grants against other funding sources.
- Manage financial risk in a volatile climate.
- Ensure that debt financing is limited to works of a capital nature and that the total debt is limited to ensure long-term financial stability.
- Develop pricing structures that can be administered simply and cheaply and be understood by the public.
- Develop pricing structures that reflect real life-cycle and environmental costs
- Recognise pricing encourages or discourages consumer use and behaviours

Fees and charges in general (not including statutory fees, fees set by management committees, fees assessed by the community services such as respite care) will be increased generally by C.P.I.

For amounts between \$0.00 and \$10.00 will be rounded to the nearest 50c. Amounts between \$10.00 and \$50.00 are to be rounded to the nearest dollar. Amounts over \$50.00 are rounded to the nearest \$5.00 (there may be a variations in these rounding calculations). Where GST applies to the fee amounts will be rounded up to the next 10c.

Fees and charges are listed in a document available on the website and for inspection at council offices.

Developer Contributions for roads/water/sewer have been increased by the relevant index or other means nominated in the relevant contribution plan.

Rentals or leases are to be increased to the maximum allowed under the terms of each individual lease.

The Local Government Council Fixed Penalty Handbook lists a number of penalties relating to various Acts and Regulations. Council reserves the right to apply these as appropriate to the offence. Penalties are not all individually listed

## Revenue Policy (former Queanbeyan Council) 2016-17

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Council's pricing policy with respect to the fees and charges it makes has to take into account the greatest good to the community as well as market pressures. The pricing philosophy is designed to meet the needs of the community in that, whilst it is generally one of market pricing, it is flexible enough to provide for community service obligations. The market pricing philosophy can sometimes be incorrectly perceived as just passing on excessive costs to ratepayers. The real effect of the philosophy is a strong discipline on Council to bring its costs and prices into line with market rates. The effect is to promote cost efficiencies throughout all of Council's operations for the benefit of the community. In this respect, Council has developed five pricing types to meet operational requirement as follows:

### **1. Subsidised or Community Services Obligation**

To provide facilities, services or goods for members of the community who may not be able to afford full cost recovery, or the market rate for them. These may be covered by cross subsidisation (use of general revenue) or by specific purpose funding. This pricing policy is applied when either (a) it is known that the customers are unable to pay but should nonetheless have access to the services on social justice ground, or (b) it is impractical to start collecting more given the historical development of the facility, service or good.

### **2. Cost Recovery**

To provide facilities, services or goods for customers at the actual cost of providing them where the cost is less than market rates. This pricing policy is applied when it is known that customers are willing and able to meet cost recovery, but it is viewed as inappropriate for a public authority to seek to profit from it.

### **3. Market**

To provide facilities, services or goods for customers at a price that enables Council to make a profit or to reduce losses of the services to keep them financially viable.

### **4. Deterrent**

To provide for fines to deter customers from misusing a facility or service, or to encourage them to comply with a law, regulation or policy. This pricing policy is applied when the object is not primarily financial but rather educative or punitive.

### **5 Determined by Legislation**

The price is set by legislation (usually State Government legislation) and Council does not have the opportunity to vary the cost. Not all costs have been advised for 2016-17. The fees and charges currently default to the 2015-16 charge and will be updated when Council is advised of any changes for 2016-17.