

IPSWICH CITY COUNCIL ■ CITY BUDGET

# 2025–2026

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Approval date – 1 July 2025 | Publication date – 1 July 2025

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## PART 1. BUDGETED FINANCIAL STATEMENTS AND LONG-TERM FINANCIAL FORECAST

### 2025–2026 Budget Statement of Income and Expenditure

	2024–2025 Anticipated \$'000	2025–2026 Budget \$'000	2026–2027 Estimated \$'000	2027–2028 Estimated \$'000
<b>Income</b>				
<b>Operating Revenue</b>				
Differential General Rates	239,748	256,366	272,601	290,897
Utility and Other Charges	52,313	63,115	68,168	73,648
less Discounts and Remissions	(13,083)	(13,356)	(13,670)	(14,023)
Net Rates, Levies and Charges	278,978	306,125	327,099	350,522
Fees and Charges	46,323	46,177	48,411	50,705
Interest and Investment Revenue	10,208	6,295	6,755	6,367
Sales Revenue	4,271	4,397	4,639	4,878
Other Income	37,895	39,393	42,024	44,022
Grants, Subsidies, Contributions and Donations	18,977	13,602	13,948	14,270
<b>Total Operating Revenue</b>	<b>396,652</b>	<b>415,989</b>	<b>442,876</b>	<b>470,764</b>
<b>Capital Revenue</b>				
Grants, Subsidies, Contributions and Donations	57,982	27,099	59,039	24,853
Developer Donated Assets	105,000	105,600	126,175	152,440
Developer Cash Contributions	33,106	24,000	31,280	34,760
Capital Income/(Loss)	2,302	-	-	-
<b>Total Income</b>	<b>595,042</b>	<b>572,688</b>	<b>659,370</b>	<b>682,817</b>
<b>Expenses</b>				
<b>Operating Expenses</b>				
Employee Benefits	147,457	152,634	160,558	167,127
Materials and Services	121,317	123,743	130,071	137,932
Finance Costs	14,850	14,539	15,506	16,308
Depreciation and Amortisation	99,703	102,454	108,876	116,206
Other Expenses	12,693	14,507	15,071	15,648
<b>Total Operating Expenses</b>	<b>396,020</b>	<b>407,877</b>	<b>430,082</b>	<b>453,221</b>
<b>Capital Expenses</b>				
Loss on Impairment	3,493	-	-	-
<b>Total Expenses</b>	<b>399,513</b>	<b>407,877</b>	<b>430,082</b>	<b>453,221</b>
<b>Net Result</b>	<b>195,529</b>	<b>164,811</b>	<b>229,288</b>	<b>229,596</b>
<b>Operating Result</b>				
Operating Revenue	396,652	415,989	442,876	470,764
Operating Expenses	396,020	407,877	430,082	453,221
<b>Operating Result</b>	<b>632</b>	<b>8,112</b>	<b>12,794</b>	<b>17,543</b>

## 2025-2026 Budget Statement of Financial Position

	2024-2025 Anticipated \$'000	2025-2026 Budget \$'000	2026-2027 Estimated \$'000	2027-2028 Estimated \$'000
<b>Assets</b>				
<b>Current Assets</b>				
Cash and Cash Equivalents	125,671	143,813	144,594	141,797
Receivables	33,181	35,104	37,310	39,559
Inventories	2,252	2,400	2,561	2,748
Contract Assets	3,498	-	-	-
Other Current Assets	4,006	4,139	4,259	4,369
<b>Total Current Assets</b>	<b>168,608</b>	<b>185,456</b>	<b>188,724</b>	<b>188,473</b>
<b>Non-Current Assets</b>				
Joint Ventures and Associates	472,406	472,406	472,406	472,406
Investment Property	50,150	50,150	50,150	50,150
Property, Plant and Equipment	3,996,885	4,142,038	4,349,706	4,587,506
Right of Use Assets	2,882	2,113	1,344	575
Intangible Assets	12,939	26,141	29,196	33,064
<b>Total Non-Current Assets</b>	<b>4,535,262</b>	<b>4,692,848</b>	<b>4,902,802</b>	<b>5,143,701</b>
<b>Total Assets</b>	<b>4,703,870</b>	<b>4,878,304</b>	<b>5,091,526</b>	<b>5,332,174</b>
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Payables	30,076	30,288	31,794	33,397
Contract Liabilities	10,665	23,207	13,091	-
Loans	93,526	49,626	34,234	75,750
Lease Liabilities	747	747	747	557
Provisions	31,320	32,485	34,189	35,572
Other Current Liabilities	15,407	14,624	8,049	8,367
<b>Total Current Liabilities</b>	<b>181,741</b>	<b>150,977</b>	<b>122,104</b>	<b>153,643</b>
<b>Non-Current Liabilities</b>				
Loans	305,411	353,311	366,687	346,569
Lease Liabilities	1,979	1,262	540	-
Provisions	3,344	3,427	3,580	3,751
Other Non-Current Liabilities	6,879	-	-	-
<b>Total Non-Current Liabilities</b>	<b>317,613</b>	<b>358,000</b>	<b>370,807</b>	<b>350,320</b>
<b>Total Liabilities</b>	<b>499,354</b>	<b>508,977</b>	<b>492,911</b>	<b>503,963</b>
<b>Net Community Assets</b>	<b>4,204,516</b>	<b>4,369,327</b>	<b>4,598,615</b>	<b>4,828,211</b>
<b>Community Equity</b>				
Asset Revaluation Surplus	997,664	997,664	997,664	997,664
Accumulated Surplus	3,206,852	3,371,663	3,600,951	3,830,547
<b>Total Community Equity</b>	<b>4,204,516</b>	<b>4,369,327</b>	<b>4,598,615</b>	<b>4,828,211</b>

**2025–2026 Budget  
Statement of Cash Flows**

	2024–2025 Anticipated \$'000	2025–2026 Budget \$'000	2026–2027 Estimated \$'000	2027–2028 Estimated \$'000
<b>Cash Flows from Operating Activities</b>				
Receipts from Customers	364,050	394,228	419,994	447,900
Payments to Suppliers and Employees	(310,915)	(290,293)	(303,116)	(318,362)
Interest Revenue	10,208	6,295	6,755	6,367
Non-Capital Grants, Subsidies and Contributions	18,808	13,543	13,921	14,248
Borrowing Costs	(14,048)	(13,598)	(14,655)	(15,424)
Payment of Provision	(73)	(73)	(73)	(73)
Other Cash Flows from Operating Activities	(288)	(280)	(281)	(297)
<b>Net Cash Flow from Operating Activities</b>	<b>67,742</b>	<b>109,822</b>	<b>122,545</b>	<b>134,359</b>
<b>Cash Flows from Investing Activities</b>				
Payments for Property, Plant and Equipment	(199,986)	(149,867)	(193,145)	(204,174)
Payments for Intangible Assets	(9,906)	(15,020)	(5,797)	(7,136)
Proceeds from Property, Plant and Equipment	5,631	10,446	6,288	6,645
Grants, Subsidies, Contributions and Donations	92,019	67,139	80,203	46,522
Other Cash Flows from Investing Activities	(8,206)	(7,662)	(6,575)	318
<b>Net Cash Flows from Investing Activities</b>	<b>(120,448)</b>	<b>(94,964)</b>	<b>(119,026)</b>	<b>(157,825)</b>
<b>Cash Inflows from Financing Activities</b>				
Proceeds from Borrowings	42,000	93,400	47,500	55,500
Repayment of Borrowings	(45,739)	(89,400)	(49,515)	(34,102)
Repayments made on Finance Leases	(710)	(716)	(723)	(729)
<b>Net Cash Flows from Financing Activities</b>	<b>(4,449)</b>	<b>3,284</b>	<b>(2,738)</b>	<b>20,669</b>
<b>Net Increase/(Decrease) for the year</b>	<b>(57,155)</b>	<b>18,142</b>	<b>781</b>	<b>(2,797)</b>
Opening Cash and Cash Equivalents	182,826	125,671	143,813	144,594
<b>Closing Cash and Cash Equivalents</b>	<b>125,671</b>	<b>143,813</b>	<b>144,594</b>	<b>141,797</b>

## 2025-2026 Budget Statement of Changes in Equity

	2024-2025 Anticipated \$'000	2025-2026 Budget \$'000	2026-2027 Estimated \$'000	2027-2028 Estimated \$'000
<b>Balance at Beginning of Year</b>				
Accumulated Surplus¹	3,011,323	3,206,852	3,371,663	3,600,951
Asset Revaluation Reserve	997,664	997,664	997,664	997,664
<b>Total Community Equity</b>	<b>4,008,987</b>	<b>4,204,516</b>	<b>4,369,327</b>	<b>4,598,615</b>
<b>Net Result for the Period</b>				
Accumulated Surplus¹	195,529	164,811	229,288	229,596
Asset Revaluation Reserve	-	-	-	-
<b>Total Community Equity</b>	<b>195,529</b>	<b>164,811</b>	<b>229,288</b>	<b>229,596</b>
<b>Asset Revaluation Adjustments</b>				
Accumulated Surplus¹	-	-	-	-
Asset Revaluation Reserve	-	-	-	-
<b>Total Community Equity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Balance at End of Period</b>				
Accumulated Surplus¹	3,206,852	3,371,663	3,600,951	3,830,547
Asset Revaluation Reserve	997,664	997,664	997,664	997,664
<b>TOTAL COMMUNITY EQUITY</b>	<b>4,204,516</b>	<b>4,369,327</b>	<b>4,598,615</b>	<b>4,828,211</b>

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## IPSWICH WASTE SERVICES

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In accordance with section 169(3)(i)(2) of the *Local Government Regulation 2012*, council is required to include in the budget the estimated costs of the activities of the local government's commercial business units.

### Estimated Statement of Income and Expenditure - Ipswich Waste Services

2025-2026 Budget \$'000	
<b>Revenue</b>	
Utilities and Other Charges	51,017
Fees and Charges	15,659
Interest Revenue	790
Other Revenue	1,215
Internal Trading Revenue	6,142
<b>Total Revenue</b>	<b>74,823</b>
<b>Expenses</b>	
Employee Expenses	12,634
Materials and Services	18,579
Depreciation	1,429
Other Expenses	6,955
Internal Trading Expense	18,774
Tax Equivalents Expense	6,391
<b>Total Expenses</b>	<b>64,762</b>
<b>Net Operating Surplus</b>	<b>10,061</b>



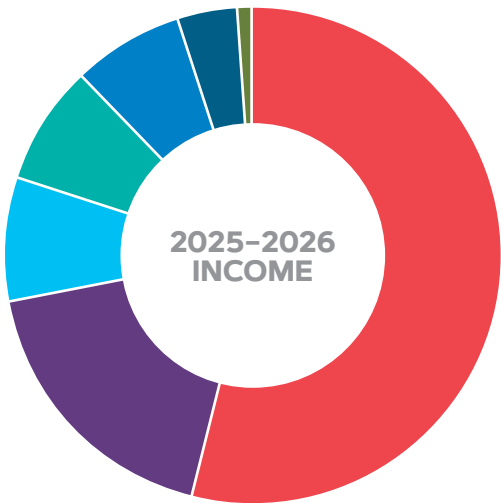
# RATES COMPARISION

In accordance with section 169(7) of the *Local Government Regulation 2012*, council is required to report the total value of the change, expressed as a percentage in the rates and utility charges levied for the financial year (2025–2026), compared with the rates and utility charges levied in the previous budget (2024–2025).

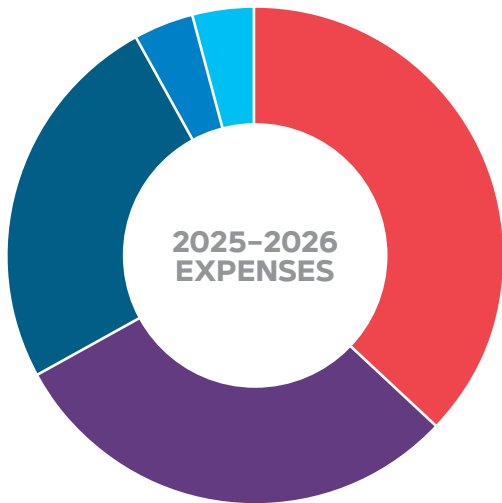
	2024–2025 Budget \$'000	2025–2026 Budget \$'000	Increase
Rates	248,879	268,411	7.85%*
Utility Charges	46,309	51,070	10.28%*
<b>Gross Rates and Charges</b>	<b>295,188</b>	<b>319,481</b>	<b>8.23%*</b>
less Discounts and Remissions	(13,274)	(13,356)	
<b>Net Rates and Charges</b>	<b>281,914</b>	<b>306,125</b>	

\*includes estimated growth

# BREAKDOWN OF INCOME AND EXPENSES



Type of Income	Totals (%)
Net Rates and Utility Charges	54%
Developer Donated Assets	18%
Fees and Charges	8%
Other Revenue	8%
Government Grants and Subsidies	7%
Developer Cash Contributions	4%
Interest Revenue	1%
<b>Grand Total</b>	<b>100%</b>



Type of Expense	Totals (%)
Employee Expenses	37%
Materials and Services	30%
Depreciation	25%
Finance Costs	4%
Other Expenses	4%
<b>Grand Total</b>	<b>100%</b>

## 2025-2026 Long Term Financial Forecast Statement of Income and Expenditure

	2025-2026 Budget \$'000	2026-2027 Estimated \$'000	2027-2028 Estimated \$'000	2028-2029 Estimated \$'000
<b>Income</b>				
<b>Operating Revenue</b>				
Differential General Rates	256,366	272,601	290,897	310,633
Utility and Other Charges	63,115	68,168	73,648	78,909
less Discounts and Remissions	(13,356)	(13,670)	(14,023)	(14,381)
Net Rates, Levies and Charges	306,125	327,099	350,522	375,161
Fees and Charges	46,177	48,411	50,705	53,098
Interest and Investment Revenue	6,295	6,755	6,367	6,655
Sales Revenue	4,397	4,639	4,878	5,128
Other Income	39,393	42,024	44,022	46,900
Grants, Subsidies, Contributions and Donations	13,602	13,948	14,270	14,600
<b>Total Operating Revenue</b>	<b>415,989</b>	<b>442,876</b>	<b>470,764</b>	<b>501,542</b>
<b>Capital Revenue</b>				
Grants, Subsidies, Contributions and Donations	27,099	59,039	24,853	11,873
Developer Donated Assets	105,600	126,175	152,440	173,143
Developer Cash Contributions	24,000	31,280	34,760	36,020
Capital Income/(Loss)	-	-	-	-
<b>Total Income</b>	<b>572,688</b>	<b>659,370</b>	<b>682,817</b>	<b>722,578</b>
<b>Expenses</b>				
<b>Operating Expenses</b>				
Employee Benefits	152,634	160,558	167,127	175,044
Materials and Services	123,743	130,071	137,932	143,669
Finance Costs	14,539	15,506	16,308	17,883
Depreciation and Amortisation	102,454	108,876	116,206	123,584
Other Expenses	14,507	15,071	15,648	16,249
<b>Total Operating Expenses</b>	<b>407,877</b>	<b>430,082</b>	<b>453,221</b>	<b>476,429</b>
<b>Capital Expenses</b>				
Loss on Impairment	-	-	-	-
<b>Total Expenses</b>	<b>407,877</b>	<b>430,082</b>	<b>453,221</b>	<b>476,429</b>
<b>Net Result</b>	<b>164,811</b>	<b>229,288</b>	<b>229,596</b>	<b>246,149</b>
<b>Operating Result</b>				
Operating Revenue	415,989	442,876	470,764	501,542
Operating Expenses	407,877	430,082	453,221	476,429
<b>Operating Result</b>	<b>8,112</b>	<b>12,794</b>	<b>17,543</b>	<b>25,113</b>

2029-2030 Estimated \$'000	2030-2031 Estimated \$'000	2031-2032 Estimated \$'000	2032-2033 Estimated \$'000	2033-2034 Estimated \$'000	2034-2035 Estimated \$'000
328,446	347,187	366,546	386,883	408,245	426,517
84,366	90,173	96,256	101,110	106,176	111,261
(14,735)	(15,093)	(15,455)	(15,821)	(16,190)	(16,554)
398,077	422,267	447,347	472,172	498,231	521,224
55,591	58,190	60,838	63,593	66,459	69,440
7,324	7,979	8,339	9,027	10,635	12,888
5,388	5,659	5,938	6,228	6,531	6,846
45,384	47,205	49,086	51,038	53,064	55,168
14,939	15,288	15,633	15,986	16,350	16,722
<b>526,703</b>	<b>556,588</b>	<b>587,181</b>	<b>618,044</b>	<b>651,270</b>	<b>682,288</b>
9,925	10,123	10,325	10,531	10,741	10,957
177,366	177,160	181,280	185,400	184,782	193,640
37,300	38,600	39,920	41,260	42,620	44,000
-	-	-	-	-	-
<b>751,294</b>	<b>782,471</b>	<b>818,706</b>	<b>855,235</b>	<b>889,413</b>	<b>930,885</b>
183,260	191,786	200,676	209,891	219,441	229,596
147,816	155,261	164,304	170,868	179,175	187,835
19,690	20,850	20,814	21,492	24,101	26,771
131,344	138,127	145,764	153,818	162,528	171,242
16,876	17,528	18,192	18,883	19,601	20,348
<b>498,986</b>	<b>523,552</b>	<b>549,750</b>	<b>574,952</b>	<b>604,846</b>	<b>635,792</b>
-	-	-	-	-	-
<b>498,986</b>	<b>523,552</b>	<b>549,750</b>	<b>574,952</b>	<b>604,846</b>	<b>635,792</b>
<b>252,308</b>	<b>258,919</b>	<b>268,956</b>	<b>280,283</b>	<b>284,567</b>	<b>295,093</b>
526,703	556,588	587,181	618,044	651,270	682,288
498,986	523,552	549,750	574,952	604,846	635,792
<b>27,717</b>	<b>33,036</b>	<b>37,431</b>	<b>43,092</b>	<b>46,424</b>	<b>46,496</b>

**2025–2026 Long Term Financial Forecast**  
**Statement of Financial Position**

	2025–2026 Budget \$'000	2026–2027 Estimated \$'000	2027–2028 Estimated \$'000	2028–2029 Estimated \$'000
<b>Assets</b>				
<b>Current Assets</b>				
Cash and Cash Equivalents	143,813	144,594	141,797	157,406
Receivables	35,104	37,310	39,559	42,242
Inventories	2,400	2,561	2,748	2,944
Contract Assets	-	-	-	-
Other Current Assets	4,139	4,259	4,369	4,483
<b>Total Current Assets</b>	<b>185,456</b>	<b>188,724</b>	<b>188,473</b>	<b>207,075</b>
<b>Non-Current Assets</b>				
Joint Ventures and Associates	472,406	472,406	472,406	472,406
Investment Property	50,150	50,150	50,150	-
Property, Plant and Equipment	4,142,038	4,349,706	4,587,506	4,873,211
Right of Use Assets	2,113	1,344	575	495
Intangible Assets	26,141	29,196	33,064	32,947
<b>Total Non-Current Assets</b>	<b>4,692,848</b>	<b>4,902,802</b>	<b>5,143,701</b>	<b>5,379,059</b>
<b>Total Assets</b>	<b>4,878,304</b>	<b>5,091,526</b>	<b>5,332,174</b>	<b>5,586,134</b>
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Payables	30,288	31,794	33,397	35,056
Contract Liabilities	23,207	13,091	-	-
Loans	49,626	34,234	75,750	33,302
Lease Liabilities	747	747	557	-
Provisions	32,485	34,189	35,572	37,281
Other Current Liabilities	14,624	8,049	8,367	8,693
<b>Total Current Liabilities</b>	<b>150,977</b>	<b>122,104</b>	<b>153,643</b>	<b>114,332</b>
<b>Non-Current Liabilities</b>				
Loans	353,311	366,687	346,569	393,461
Lease Liabilities	1,262	540	-	-
Provisions	3,427	3,580	3,751	3,981
Other Non-Current Liabilities	-	-	-	-
<b>Total Non-Current Liabilities</b>	<b>358,000</b>	<b>370,807</b>	<b>350,320</b>	<b>397,442</b>
<b>Total Liabilities</b>	<b>508,977</b>	<b>492,911</b>	<b>503,963</b>	<b>511,774</b>
<b>Net Community Assets</b>	<b>4,369,327</b>	<b>4,598,615</b>	<b>4,828,211</b>	<b>5,074,360</b>
<b>Community Equity</b>				
Asset Revaluation Surplus	997,664	997,664	997,664	997,664
Accumulated Surplus'	3,371,663	3,600,951	3,830,547	4,076,696
<b>Total Community Equity</b>	<b>4,369,327</b>	<b>4,598,615</b>	<b>4,828,211</b>	<b>5,074,360</b>



2029-2030 Estimated \$'000	2030-2031 Estimated \$'000	2031-2032 Estimated \$'000	2032-2033 Estimated \$'000	2033-2034 Estimated \$'000	2034-2035 Estimated \$'000
152,490	150,705	168,369	201,273	240,025	268,588
44,293	46,734	49,125	51,781	54,421	56,829
3,149	3,367	3,598	3,843	4,102	4,376
-	-	-	-	-	-
4,600	4,719	4,837	4,958	5,082	5,209
<b>204,532</b>	<b>205,525</b>	<b>225,929</b>	<b>261,855</b>	<b>303,630</b>	<b>335,002</b>

472,406	472,406	472,406	472,406	472,406	472,406
-	-	-	-	-	-
5,141,455	5,390,583	5,643,823	5,925,926	6,208,534	6,470,587
495	495	495	495	495	495
32,709	32,346	31,854	31,229	30,470	29,568
<b>5,647,065</b>	<b>5,895,830</b>	<b>6,148,578</b>	<b>6,430,056</b>	<b>6,711,905</b>	<b>6,973,056</b>
<b>5,851,597</b>	<b>6,101,355</b>	<b>6,374,507</b>	<b>6,691,911</b>	<b>7,015,535</b>	<b>7,308,058</b>

36,117	37,906	39,752	41,662	43,658	45,740
-	-	-	-	-	-
34,370	35,190	36,501	39,749	42,439	40,867
-	-	-	-	-	-
39,076	40,939	42,881	44,894	46,981	49,199
8,948	9,203	9,451	9,699	9,947	10,124
<b>118,511</b>	<b>123,238</b>	<b>128,585</b>	<b>136,004</b>	<b>143,025</b>	<b>145,930</b>

402,198	388,062	386,651	416,084	447,843	442,072
-	-	-	-	-	-
4,220	4,468	4,727	4,995	5,272	5,568
-	-	-	-	-	-
<b>406,418</b>	<b>392,530</b>	<b>391,378</b>	<b>421,079</b>	<b>453,115</b>	<b>447,640</b>
<b>524,929</b>	<b>515,768</b>	<b>519,963</b>	<b>557,083</b>	<b>596,140</b>	<b>593,570</b>

<b>5,326,668</b>	<b>5,585,587</b>	<b>5,854,544</b>	<b>6,134,828</b>	<b>6,419,395</b>	<b>6,714,488</b>
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997,664	997,664	997,664	997,664	997,664	997,664
4,329,004	4,587,923	4,856,880	5,137,164	5,421,731	5,716,824
<b>5,326,668</b>	<b>5,585,587</b>	<b>5,854,544</b>	<b>6,134,828</b>	<b>6,419,395</b>	<b>6,714,488</b>

**2025–2026 Long Term Financial Forecast**  
**Statement of Cash Flows**

	2025–2026 Budget \$'000	2026–2027 Estimated \$'000	2027–2028 Estimated \$'000	2028–2029 Estimated \$'000
<b>Cash Flows from Operating Activities</b>				
Receipts from Customers	394,228	419,994	447,900	477,632
Payments to Suppliers and Employees	(290,293)	(303,116)	(318,362)	(332,263)
Interest Revenue	6,295	6,755	6,367	6,655
Non-Capital Grants, Subsidies and Contributions	13,543	13,921	14,248	14,572
Borrowing Costs	(13,598)	(14,655)	(15,424)	(16,963)
Payment of Provision	(73)	(73)	(73)	(21)
Other Cash Flows from Operating Activities	(280)	(281)	(297)	(310)
<b>Net Cash Flow from Operating Activities</b>	<b>109,822</b>	<b>122,545</b>	<b>134,359</b>	<b>149,302</b>
<b>Cash Flows from Investing Activities</b>				
Payments for Property, Plant and Equipment	(149,867)	(193,145)	(204,174)	(239,400)
Payments for Intangible Assets	(15,020)	(5,797)	(7,136)	(3,562)
Proceeds from Property, Plant and Equipment	10,446	6,288	6,645	7,013
Grants, Subsidies, Contributions and Donations	67,139	80,203	46,522	47,893
Other Cash Flows from Investing Activities	(7,662)	(6,575)	318	50,476
<b>Net Cash Flows from Investing Activities</b>	<b>(94,964)</b>	<b>(119,026)</b>	<b>(157,825)</b>	<b>(137,580)</b>
<b>Cash Inflows from Financing Activities</b>				
Proceeds from Borrowings	93,400	47,500	55,500	80,000
Repayment of Borrowings	(89,400)	(49,515)	(34,102)	(75,556)
Repayments made on Finance Leases	(716)	(723)	(729)	(557)
<b>Net Cash Flows from Financing Activities</b>	<b>3,284</b>	<b>(2,738)</b>	<b>20,669</b>	<b>3,887</b>
<b>Net Increase/(Decrease) for the year</b>	<b>18,142</b>	<b>781</b>	<b>(2,797)</b>	<b>15,609</b>
Opening Cash and Cash Equivalents	125,671	143,813	144,594	141,797
<b>Closing Cash and Cash Equivalents</b>	<b>143,813</b>	<b>144,594</b>	<b>141,797</b>	<b>157,406</b>

2029-2030 Estimated \$'000	2030-2031 Estimated \$'000	2031-2032 Estimated \$'000	2032-2033 Estimated \$'000	2033-2034 Estimated \$'000	2034-2035 Estimated \$'000
502,415	530,905	560,840	590,406	621,672	650,299
(345,813)	(361,668)	(380,157)	(396,525)	(414,976)	(434,344)
7,324	7,979	8,339	9,027	10,635	12,888
14,913	15,261	15,610	15,956	16,322	16,694
(18,733)	(19,855)	(19,780)	(20,417)	(22,982)	(25,609)
-	-	-	-	-	-
(322)	(337)	(349)	(366)	(383)	(402)
<b>159,784</b>	<b>172,285</b>	<b>184,503</b>	<b>198,081</b>	<b>210,288</b>	<b>219,526</b>

(225,711)	(213,454)	(221,341)	(254,388)	(264,465)	(244,001)
(3,669)	(3,778)	(3,892)	(4,008)	(4,130)	(4,252)
7,396	7,500	8,000	8,500	9,000	9,500
47,225	48,723	50,245	51,791	53,361	54,957
255	255	248	248	248	177
<b>(174,504)</b>	<b>(160,754)</b>	<b>(166,740)</b>	<b>(197,857)</b>	<b>(205,986)</b>	<b>(183,619)</b>

43,000	21,000	35,000	69,000	74,000	35,000
(33,196)	(34,316)	(35,099)	(36,320)	(39,550)	(42,344)
-	-	-	-	-	-
<b>9,804</b>	<b>(13,316)</b>	<b>(99)</b>	<b>32,680</b>	<b>34,450</b>	<b>(7,344)</b>

<b>(4,916)</b>	<b>(1,785)</b>	<b>17,664</b>	<b>32,904</b>	<b>38,752</b>	<b>28,563</b>
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157,406	152,490	150,705	168,369	201,273	240,025
<b>152,490</b>	<b>150,705</b>	<b>168,369</b>	<b>201,273</b>	<b>240,025</b>	<b>268,588</b>

**2025–2026 Long Term Financial Forecast  
Statement of Changes in Equity**

	2025–2026 Budget \$'000	2026–2027 Estimated \$'000	2027–2028 Estimated \$'000	2028–2029 Estimated \$'000
<b>Balance at Beginning of Year</b>				
Accumulated Surplus¹	3,206,852	3,371,663	3,600,951	3,830,547
Asset Revaluation Reserve	997,664	997,664	997,664	997,664
<b>Total Community Equity</b>	<b>4,204,516</b>	<b>4,369,327</b>	<b>4,598,615</b>	<b>4,828,211</b>
<b>Net Result for the Period</b>				
Accumulated Surplus¹	164,811	229,288	229,596	246,149
Asset Revaluation Reserve	-	-	-	-
<b>Total Community Equity</b>	<b>164,811</b>	<b>229,288</b>	<b>229,596</b>	<b>246,149</b>
<b>Asset Revaluation Adjustments</b>				
Accumulated Surplus¹	-	-	-	-
Asset Revaluation Reserve	-	-	-	-
<b>Total Community Equity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Balance at End of Period</b>				
Accumulated Surplus¹	3,371,663	3,600,951	3,830,547	4,076,696
Asset Revaluation Reserve	997,664	997,664	997,664	997,664
<b>TOTAL COMMUNITY EQUITY</b>	<b>4,369,327</b>	<b>4,598,615</b>	<b>4,828,211</b>	<b>5,074,360</b>



2029-2030 Estimated \$'000	2030-2031 Estimated \$'000	2031-2032 Estimated \$'000	2032-2033 Estimated \$'000	2033-2034 Estimated \$'000	2034-2035 Estimated \$'000
4,076,696	4,329,004	4,587,923	4,856,880	5,137,164	5,421,731
997,664	997,664	997,664	997,664	997,664	997,664
<b>5,074,360</b>	<b>5,326,668</b>	<b>5,585,587</b>	<b>5,854,544</b>	<b>6,134,828</b>	<b>6,419,395</b>
252,308	258,919	268,956	280,283	284,567	295,093
-	-	-	-	-	-
<b>252,308</b>	<b>258,919</b>	<b>268,956</b>	<b>280,283</b>	<b>284,567</b>	<b>295,093</b>
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
4,329,004	4,587,923	4,856,880	5,137,164	5,421,731	5,716,824
997,664	997,664	997,664	997,664	997,664	997,664
<b>5,326,668</b>	<b>5,585,587</b>	<b>5,854,544</b>	<b>6,134,828</b>	<b>6,419,395</b>	<b>6,714,488</b>

**2025–2026 Long Term Financial Forecast**  
**Financial Sustainability Ratios (as per *Local Government Regulation 2012*)**

	2025–2026 Budget \$'000	2026–2027 Estimated \$'000
<b>FINANCIAL CAPACITY</b>		
<b>Council Controlled Revenue</b>	<b>84.69%</b>	<b>84.79%</b>
<i>(Net Rates, Levies and Charges add Fees and Charges) / Total Operating Revenue</i>		
Council-controlled revenue is an indicator of a council's financial flexibility, ability to influence its operating income, and capacity to respond to unexpected financial shocks. A higher council-controlled revenue ratio indicates a stronger ability to generate operating revenue without relying on external sources.		
<b>Population Growth</b>	<b>3.47%</b>	<b>3.05%</b>
<i>(Prior year estimated population / Previous year estimated population) – 1</i>		
Population growth is a key driver of a council's operating income, service needs, and infrastructure requirements into the future. A growing council population indicates a greater capacity to generate its own source revenue through rates as well as statutory charges. Population growth also puts additional pressure on councils to invest in new community infrastructure to support service needs.		
<b>OPERATING PERFORMANCE</b>		
<b>Operating Surplus</b>	<b>2.14%</b>	<b>8.77%</b>
<i>(Operating Result / Total Operating Revenue)</i>		
The operating surplus ratio is an indicator of the extent to which operating revenues generated cover operational expenses. Any operating surplus would be available for capital funding or other purposes. An operating surplus ratio above 0% is an indication that council is managing its finances within its existing funding envelope and generating surplus funds for capital funding or other purposes.		
<b>Operating Cash</b>	<b>29.85%</b>	<b>36.48%</b>
<i>(Operating Result add Depreciation and Amortisation add Finance Costs) / Total Operating Revenue</i>		
The operating cash ratio is a measure of a council's ability to cover its core operational expenses and generate a cash surplus excluding depreciation, amortisation, and finance costs. A positive operating cash ratio indicates that a council is generating surplus cash from its core operations, which suggests that council has the ability to self-fund its capital expenditure requirements.		
<b>LIQUIDITY</b>		
<b>Unrestricted Cash Expense Cover</b>	<b>5.65</b>	<b>N/A</b>
<i>(Total Cash and Equivalents add Current Investments add Available Ongoing QTC Working Capital Facility Limit less Externally Restricted Cash) / (Total Operating Expenditure less Depreciation and Amortisation less Finance Costs) * 12</i>		
The unrestricted cash expense cover ratio is an indicator of the unconstrained liquidity available to a council to meet ongoing and emergent financial demands, which is a key component to solvency. It represents the number of months a council can continue operating based on current monthly expenses. A higher unrestricted cash expense cover ratio indicates that a council has sufficient free cash available to contribute to the cost of future planned and unplanned expenditures such as infrastructure investment or disaster recovery.		

2027-2028 Estimated \$'000	2028-2029 Estimated \$'000	2029-2030 Estimated \$'000	2030-2031 Estimated \$'000	2031-2032 Estimated \$'000	2032-2033 Estimated \$'000	2033-2034 Estimated \$'000	2034-2035 Estimated \$'000
85.23%	85.39%	86.13%	86.32%	86.55%	86.69%	86.71%	86.57%
3.45%	3.81%	3.76%	3.72%	3.67%	3.62%	3.57%	3.53%
3.89%	5.02%	5.26%	5.94%	6.37%	6.97%	7.13%	6.81%
31.69%	33.03%	33.76%	34.32%	34.57%	35.16%	35.61%	35.67%
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**2025–2026 Long Term Financial Forecast**  
**Financial Sustainability Ratios (as per *Local Government Regulation 2012*)**

	2025–2026 Budget \$'000	2026–2027 Estimated \$'000
<b>ASSET MANAGEMENT</b>		
<b>Asset Sustainability</b>	<b>80.64%</b>	<b>71.67%</b>
<i>(Capital Expenditure on Replacement of Infrastructure Assets / Depreciation Expenditure on Infrastructure Assets)</i>		
<p>The asset sustainability ratio approximates the extent to which infrastructure assets managed by a council are being replaced as they reach the end of their useful lives. An asset sustainability ratio close to 100% suggests that a council is spending enough on the renewal of its assets to compensate for the deterioration in its asset base as loosely proxied by its reported depreciation, with outcomes too far below this level being potentially indicative of underspending against capital replacement requirements.</p>		
<b>Asset Consumption</b>	<b>70.72%</b>	<b>70.69%</b>
<i>(Written Down Replacement Cost of Depreciable Infrastructure Assets / Current Replacement Cost of Depreciable Infrastructure Assets)</i>		
<p>The asset consumption ratio approximates the extent to which council's infrastructure assets have been consumed, compared to what it would cost to build a new asset with the same benefit to the community. The minimum target of 60% indicates that a council's assets are being broadly consumed in line with their estimated useful lives.</p>		
<b>Asset Renewal Funding</b>	<b>109.61%</b>	<b>N/A</b>
<i>(Total of Planned Capital Expenditure on Asset Renewals over 10 years / Total of Required Capital Expenditure on Asset Renewals over 10 years)</i>		
<p>The asset renewal funding ratio measures the ability of a council to fund its projected infrastructure asset renewal/replacements in the future. The asset renewal funding ratio should be as close to 100% as possible.</p>		
<b>DEBT SERVICING CAPACITY</b>		
<b>Leverage</b>	<b>3.25</b>	<b>2.48</b>
<i>(Book Value of Debt / Operating Result add Depreciation and Amortisation and Finance Costs)</i>		
<p>The leverage ratio is an indicator of a council's ability to repay its existing debt. It measures the relative size of the council's debt to its operating performance.</p>		



2027-2028 Estimated \$'000	2028-2029 Estimated \$'000	2029-2030 Estimated \$'000	2030-2031 Estimated \$'000	2031-2032 Estimated \$'000	2032-2033 Estimated \$'000	2033-2034 Estimated \$'000	2034-2035 Estimated \$'000
66.01%	81.16%	72.93%	66.63%	64.08%	65.94%	60.42%	65.19%
70.73%	70.78%	70.55%	70.15%	69.72%	69.40%	69.04%	68.56%
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2.83	2.58	2.46	2.22	2.08	2.10	2.11	1.98

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## PART 2. DIFFERENTIAL GENERAL RATES

### 2.1 DIFFERENTIAL GENERAL RATES

In accordance with section 94 of the *Local Government Act 2009* and section 80 of the *Local Government Regulation 2012*, council has decided to levy differential general rates on rateable land in the local government area on the basis set out in this Part 2.

### 2.2 DEFINITIONS

(1) In this Part 2:

**Brookwater** means the suburb of Brookwater within the local government area which is bounded by Woogaroo Creek to the west and north, Opossum Creek to the north and east, Centenary Highway to the south and Augusta Parkway to the west and is or was within the area of Lots 3, 4, 6 and 7 on SP133267 and Lot 8 on SP143597 in the County of Stanley, Parish of Stapylton.

**charitable organisation** means any one or more of the following:

- (a) an organisation supplying help, aid, relief, or support to, or the education or instruction (whether spiritual, mental, physical, technical, social, or otherwise) of, or the care, housing, or assistance otherwise of, any persons in distress;
- (b) an organisation aiding in any manner howsoever, of any hospital or ambulance or nursing service in the city;
- (c) an organisation whose purpose is to promote or assist in the promotion of providing educational, training or information aimed at youth development or leisure opportunities;
- (d) an organisation which council determines to be a charitable purpose;
- (e) an organisation whose purpose is to preserve, restore or maintain structures or places of cultural, environmental, historic, heritage or scientific significance to the local government area;
- (f) an entity that provides assistance or encouragement for the arts or cultural development;
- (g) an organisation whose purpose is to provide early childhood care and is affiliated with the Crèche and Kindergarten Association or is a community based early childhood care provider.

**community titles scheme** means a scheme of community title however referred to under a community titles Act as defined in the *Local Government Regulation 2012*.

**drive-in shopping centre** means a premises or a cluster of premises that:

- (a) is used wholly or predominately for carrying out a retail business; and
- (b) is contained within one or more buildings or structures on one or more levels; and
- (c) provides off-street parking for customer vehicles.

**dwelling** means a building or part of a building that is used or is adapted to be used for a residential purpose.

**gross lettable area (GLA)** means that part of the total floor area expressed in square metres of a premises that is occupied or capable of being occupied by means of an agreement or contract for a retail, commercial or ancillary purpose as determined by council from any information source council deems appropriate.

**high rise structure** means a structure that has five or more storeys above ground whether a storey is used for a residential use or any other use.

**natural person** means a human being.

**non-commercial revenue** means revenue arising from an arrangement which is either:

- (a) a commercial arrangement where the revenue is substantially less than full commercial revenue; or
- (b) an arrangement other than a commercial arrangement such as a domestic arrangement.

**non-profit or sporting organisation** means an organisation whose objectives do not include the making of profit.

**owner occupied** means land used for any of the following:

- (a) a residential purpose which is the principal place of residence of the owner of the land;
- (b) a residential purpose which is the principal place of residence of a natural person other than the owner of the land who is a life tenant under the provisions of a will;
- (c) a residential purpose which is not the principal place of residence of the owner of the land that:
  - (i) is occupied as a place of residence by a natural person other than the owner of the land; and
  - (ii) does not produce a revenue or produces a non-commercial revenue; or
- (d) a farming and grazing purpose which is also used as the principal place of residence by the owner of the land.

**potential owner occupied** means any of the following:

- (a) vacant land which is capable of being used for a residential purpose which is a principal place of residence of the owner of the land;
- (b) land used for a farming and grazing purpose which is capable of being used as the principal place of residence of the owner of the land.

**Primary Council Land Use Code** means a primary land use code approved by council which identifies the principal use of the land that is attributable to a rating category as identified in:

- (a) Table 3A (Primary Council Land Use Code applicable to rating categories 1 to 25);
- (b) Table 3B (Primary Council Land Use Code applicable to rating categories 41 to 50); and
- (c) Table 3C (Primary Council Land Use Code applicable to rating categories 55a to 55o).

**principal place of residence** means the place at which a person primarily resides.

**rating category** see section 2.3 of Part 2.

**retail business** has the meaning in the *Retail Shop Leases Regulation 2016*.

**retail purpose** means a single premises or a cluster of premises that is used wholly or predominantly for the offering of goods or services by means of sale, hire, supply, membership, subscription or other method of trade or commerce, and includes premises used wholly or predominantly for a retail business, shop or group of shops, retail warehouse, drive-in shopping centre, service station, restaurant, hotel or tavern.

**secondary dwelling** means any dwelling which is a lawful use under the following:

- a) the *Planning Act 2016*, for any of the following:
  - (i) a secondary dwelling as defined in the Ipswich City Plan 2025;
  - (ii) a relative's flat as defined in the Springfield Structure Plan;
- b) the *Economic Development Act 2012*, for a secondary dwelling associated with a house, as defined in the Ripley Valley Urban Development Area Development Scheme.

**Secondary Land Use Code** means a secondary land use code approved by council which is used in conjunction with the Primary Council Land Use Code to indicate a particular land use that is attributable to a rating category as identified in Table 3D.

**storey** means that part of a building between floor levels and if there is no floor above, it is the part between the floor level and the ceiling.

**waste recycling or waste processing** means waste recycling or waste processing activities including, but not limited to, the following:

- (a) composting;
- (b) leachate collection;
- (c) gas collection;
- (d) recycling and reprocessing of environmentally regulated waste sludge.

- (2) In this Part 2, any term that is not defined, unless the context or subject matter otherwise indicates or requires, is to have a meaning given to it by the following:

- (a) the *Local Government Act 2009* and that Act's subordinate legislation;
- (b) if not defined in the *Local Government Act 2009* and that Act's subordinate legislation, the Macquarie Dictionary;
- (c) if not defined in the Macquarie Dictionary, the Oxford English Dictionary.



## 2.3 DIFFERENTIAL GENERAL RATING CATEGORIES

- (1) In accordance with section 81 of the *Local Government Regulation 2012*, council has decided as follows:
  - (a) that there are 60 rating categories of rateable land in the local government area as stated in column 1 of Table 1 (Differential General Rating Categories);
  - (b) that the description of each of the rating categories of rateable land in the local government area is stated in column 2 of Table 1 (Differential General Rating Categories);
  - (c) that the rating category to which each parcel of rateable land in the local government area belongs is the rating category which is included in council's rating files at the date of issue of a relevant quarterly rating assessment notice.
- (2) The General Manager Corporate Services, Treasury Accounting Manager and Rates Property Coordinator are each appointed as categorisation officers under section 83 of the *Local Government Regulation 2012*.
- (3) The General Manager Corporate Services, Treasury Accounting Manager and Rates Property Coordinator are each authorised under section 91 of the *Local Government Regulation 2012* to determine property owners' objections to the rating category for land under section 90 of the *Local Government Regulation 2012*.

## 2.4 RATEABLE VALUE OF LAND

- (1) In accordance with section 74 of the *Local Government Regulation 2012*, council has decided that the rateable value of land for the financial year will be the three-year averaged value of the land.
- (2) In accordance with section 76 of the *Local Government Regulation 2012*, the three-year averaging number for the financial year is 0.99.

## 2.5 DIFFERENTIAL GENERAL RATES FOR RATEABLE LAND

- (1) In accordance with section 80 of the *Local Government Regulation 2012*, council has decided that the differential general rates for each rating category of rateable land in the local government area is stated in column 2 of Table 2 (Differential General Rates).
- (2) Where the rateability of any land changes during the financial year, an adjustment to the differential general rates is to be made from the date the change becomes effective.

## 2.6 MINIMUM GENERAL RATES

In accordance with section 77 of the *Local Government Regulation 2012*, council has decided to fix a minimum amount of general rates for certain rating categories of rateable land in the local government area as stated in column 3 of Table 2 (Differential General Rates).

## 2.7 LIMITATION OF INCREASE IN DIFFERENTIAL GENERAL RATES

- (1) In accordance with section 116 of the *Local Government Regulation 2012*, council has decided to limit the increase in the differential general rates for certain rating categories of rateable land in the local government area to not more than the differential general rates for the last financial year increased by the percentage stated in column 4 of Table 2 (Differential General Rates) where:
  - (a) the rates levied for the rateable land in the last financial year were not calculated on a valuation issued under section 50 of the *Land Valuation Act 2010*;
  - (b) a change in ownership of the rateable land has not occurred between 31 March 2025 and 30 June 2026 (inclusive) except where the change in ownership of the rateable land is in any of the following circumstances:
    - (i) the change is made as the result of a decision by a Court or Tribunal in Australia;
    - (ii) the change is made as a result of the registration of a transmission by death;
    - (iii) the change is to the spouse, where the spouse was not previously on the title deed;
    - (iv) the change is to a charitable organisation or non-profit or sporting organisation.
- (2) The Chief Executive Officer of council is authorised to determine any query or anomalous application of section 2.7(1).

**TABLE 1 – DIFFERENTIAL GENERAL RATING CATEGORIES**

(this table should be read in conjunction with the definitions in paragraph 2.2 of this Part 2)

COLUMN 1 RATING CATEGORY OF RATEABLE LAND		COLUMN 2 DESCRIPTION OF RATING CATEGORY
1	Land not in Brookwater used for a residential purpose which is owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is owner occupied; (d) is not located in Brookwater.
4	Land not used for a residential purpose or for profit purpose.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is not used for a residential purpose or for profit purpose.
8	Land in Brookwater used for a residential purpose which is owner occupied or which is vacant land that is potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is either: (i) primarily residential and owner occupied; or (ii) vacant land that is potential owner occupied; (c) is located in Brookwater.
9	Land not in Brookwater used for a residential purpose which is not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is not owner occupied; (d) is not located in Brookwater.
10	Land not in Brookwater which is vacant land less than 20,000m <sup>2</sup> that is potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is vacant land; (c) is less than 20,000m <sup>2</sup> ; (d) is potential owner occupied; (e) is not located in Brookwater.
11	Land not in Brookwater used for a residential purpose which is owner occupied that is in a community titles scheme not in a high rise structure.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is owner occupied; (d) is included in a community titles scheme; (e) is not in a high rise structure; (f) is not located in Brookwater.
15	Land in Brookwater used for a residential purpose which is not owner occupied or which is vacant land that is not potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is either: (i) primarily residential and is not owner occupied; or (ii) vacant land that is not potential owner occupied; (c) is located in Brookwater.
16	Land not in Brookwater used for a residential purpose which is not owner occupied that is in a community titles scheme not in a high rise structure.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is not owner occupied; (d) is included in a community titles scheme; (e) is not in a high rise structure; (f) is not located in Brookwater.

COLUMN 1 RATING CATEGORY OF RATEABLE LAND		COLUMN 2 DESCRIPTION OF RATING CATEGORY
17	Land not in Brookwater used for a residential purpose which is owner occupied that is in a community titles scheme in a high rise structure.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is owner occupied; (d) is included in a community titles scheme; (e) is in a high rise structure; (f) is not located in Brookwater.
18	Land not in Brookwater used for a residential purpose which is not owner occupied that is in a community titles scheme in a high rise structure.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is not owner occupied; (d) is included in a community titles scheme; (e) is in a high rise structure; (f) is not located in Brookwater.
19	Land not in Brookwater which is vacant land less than 20,000m <sup>2</sup> that is not potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is vacant land; (c) is less than 20,000m <sup>2</sup> ; (d) is not potential owner occupied; (e) is not located in Brookwater.
22a	Land used for a multi residential purpose, with two dwellings or a dwelling with a secondary dwelling, which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes: (i) two dwellings; or (ii) a dwelling with a secondary dwelling; (d) none of the dwellings or the secondary dwelling are owner occupied.
22b	Land used for a multi residential purpose with three to five dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes three to five dwellings; (d) one or more of the dwellings is not owner occupied.
22c	Land used for a multi residential purpose with six to nine dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes six to nine dwellings; (d) one or more of the dwellings is not owner occupied.
22d	Land used for a multi residential purpose with 10 to 14 dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes 10 to 14 dwellings; (d) one or more of the dwellings is not owner occupied.
22e	Land used for a multi residential purpose with 15 to 19 dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes 15 to 19 dwellings; (d) one or more of the dwellings is not owner occupied.

COLUMN 1 RATING CATEGORY OF RATEABLE LAND		COLUMN 2 DESCRIPTION OF RATING CATEGORY
22f	Land used for a multi residential purpose with 20 to 29 dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes 20 to 29 dwellings; (d) one or more of the dwellings is not owner occupied.
22g	Land used for a multi residential purpose with 30 to 39 dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes 30 to 39 dwellings; (d) one or more of the dwellings is not owner occupied.
22h	Land used for a multi residential purpose with 40 or more dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes 40 or more dwellings; (d) one or more of the dwellings is not owner occupied.
23	Land not in Brookwater which is vacant land that is 20,000m <sup>2</sup> or greater and is potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is vacant land; (c) is 20,000m <sup>2</sup> or greater; (d) is potential owner occupied; (e) is not located in Brookwater.
24	Land not in Brookwater which is vacant land that is 20,000m <sup>2</sup> or greater and is not potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is vacant land; (c) is 20,000m <sup>2</sup> or greater; (d) is not potential owner occupied; (e) is not located in Brookwater.
25	Land which is vacant land requiring rehabilitation as the subject of a previous extractive industry involving coal mining.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is vacant land; (c) has the Secondary Land Use Code of 78 Previous extractive industries land use requiring site rehabilitation; (d) requires rehabilitation as the subject of a previous extractive industry involving coal mining.
41	Land used for a farming and grazing purpose which is owner occupied or potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for farming and grazing; (c) is either: (i) owner occupied; or (ii) potential owner occupied.
42	Land used for a farming and grazing purpose which is not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for farming and grazing; (c) is not owner occupied.
43a	Land used for a commercial purpose with a rateable value of less than \$200,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of less than \$200,000.
43b	Land used for a commercial purpose with a rateable value of \$200,000 to less than \$500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of \$200,000 to less than \$500,000.

COLUMN 1 RATING CATEGORY OF RATEABLE LAND		COLUMN 2 DESCRIPTION OF RATING CATEGORY
43c	Land used for a commercial purpose with a rateable value of \$500,000 to less than \$1,000,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of \$500,000 to less than \$1,000,000.
43d	Land used for a commercial purpose with a rateable value of \$1,000,000 to less than \$2,500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of \$1,000,000 to less than \$2,500,000.
44a	Land used for a commercial purpose with a rateable value of \$2,500,000 to less than \$5,000,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of \$2,500,000 to less than \$5,000,000.
44b	Land used for a commercial purpose with a rateable value of \$5,000,000 or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of \$5,000,000 or greater.
45	Land used for a noxious industry that is not in rating categories 46, 47b and 50.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a noxious industry; (c) is not in rating categories 46, 47b and 50.
46	Land used for a noxious industry involving waste recycling or waste processing.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) has the Secondary Land Use Code of 37 Noxious Industry – Waste Recycling/Processing; (c) is primarily for a noxious industry involving waste recycling or waste processing.
47a	Land used for an extractive industry involving coal mining or the rehabilitation of land the subject of a previous or current extractive industry involving coal mining.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) has the Secondary Land Use Codes of 00 Coal mining and ancillary and/or associated activities including mine rehabilitation; (c) is primarily for an extractive industry involving coal mining or the rehabilitation of land the subject of a previous or current extractive industry involving coal mining.
47b	Land used for a noxious industry involving a landfill.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) has any of the following Secondary Land Use Codes: (i) 17 Noxious Industry Land Fill – Putrescible Material; (ii) 27 Noxious Industry Land Fill – Non Putrescible Material; (c) is primarily for a noxious industry involving a landfill.
48	Land used for an extractive industry that is not in rating category 47a.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for an extractive industry not involving any of the following: (i) coal mining; (ii) rehabilitation of land the subject of a previous or current extractive industry involving coal mining; (c) is not in rating category 47a.
49a	Land used for a light industry with a rateable value of less than \$500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a light industry; (c) has a rateable value of less than \$500,000.
49b	Land used for a light industry with a rateable value of \$500,000 to less than \$1,000,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a light industry; (c) has a rateable value of \$500,000 to less than \$1,000,000.

COLUMN 1 RATING CATEGORY OF RATEABLE LAND		COLUMN 2 DESCRIPTION OF RATING CATEGORY
49c	Land used for a light industry with a rateable value of \$1,000,000 to less than \$2,500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a light industry; (c) has a rateable value of \$1,000,000 to less than \$2,500,000.
49d	Land used for a light industry with a rateable value of \$2,500,000 to less than \$5,000,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a light industry; (c) has a rateable value of \$2,500,000 to less than \$5,000,000.
49e	Land used for a light industry with a rateable value of \$5,000,000 or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a light industry; (c) has a rateable value of \$5,000,000 or greater.
50	Land used for a heavy industry.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) if the land has a Primary Council Land Use Code of 37 Noxious/Offensive Industry, the land also has a Secondary Land Use Code of 99 Power Station; (c) is primarily for a heavy industry.
55a	Land used for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> and a rateable value of less than \$200,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> ; (c) has a rateable value of less than \$200,000.
55b	Land used for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> and a rateable value of \$200,000 to less than \$500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> ; (c) has a rateable value of \$200,000 to less than \$500,000.
55c	Land used for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> and a rateable value of \$500,000 to less than \$1,000,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> ; (c) has a rateable value of \$500,000 to less than \$1,000,000.
55d	Land used for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> and a rateable value of \$1,000,000 to less than \$2,500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> ; (c) has a rateable value of \$1,000,000 to less than \$2,500,000.
55e	Land used for a retail purpose with a total GLA of 5,000m <sup>2</sup> to less than 7,500m <sup>2</sup> and a rateable value of less than \$2,500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 5,000m <sup>2</sup> to less than 7,500m <sup>2</sup> ; (c) has a rateable value of less than \$2,500,000.
55f	Land used for a retail purpose with a total GLA of 7,500m <sup>2</sup> to less than 10,000m <sup>2</sup> and a rateable value of less than \$2,500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 7,500m <sup>2</sup> to less than 10,000m <sup>2</sup> ; (c) has a rateable value of less than \$2,500,000.
55g	Land used for a retail purpose with a total GLA of less than 10,000m <sup>2</sup> and a rateable value of \$2,500,000 or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of less than 10,000m <sup>2</sup> ; (c) has a rateable value of \$2,500,000 or greater.
55h1	Land used for a retail purpose with a total GLA of 10,000m <sup>2</sup> to less than 12,500m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 10,000m <sup>2</sup> to less than 12,500m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .



COLUMN 1 RATING CATEGORY OF RATEABLE LAND		COLUMN 2 DESCRIPTION OF RATING CATEGORY
55h2	Land used for a retail purpose with a total GLA of 12,500m <sup>2</sup> to less than 15,000m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 12,500m <sup>2</sup> to less than 15,000m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55h3	Land used for a retail purpose with a total GLA of 15,000m <sup>2</sup> to less than 17,500m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 15,000m <sup>2</sup> to less than 17,500m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55h4	Land used for a retail purpose with a total GLA of 17,500m <sup>2</sup> to less than 20,000m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 17,500m <sup>2</sup> to less than 20,000m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55i1	Land used for a retail purpose with a total GLA of 20,000m <sup>2</sup> to less than 25,000m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 20,000m <sup>2</sup> to less than 25,000m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55i2	Land used for a retail purpose with a total GLA of 25,000m <sup>2</sup> to less than 30,000m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 25,000m <sup>2</sup> to less than 30,000m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55j	Land used for a retail purpose with a total GLA of 30,000m <sup>2</sup> to less than 45,000m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 30,000m <sup>2</sup> to less than 45,000m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55k	Land used for a retail purpose with a total GLA of 45,000m <sup>2</sup> or greater and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 45,000m <sup>2</sup> or greater; (c) has a land area of less than 200,000m <sup>2</sup> .
55l	Land used for a retail purpose with a total GLA of 10,000m <sup>2</sup> to less than 20,000m <sup>2</sup> and a land area of 200,000m <sup>2</sup> or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 10,000m <sup>2</sup> to less than 20,000m <sup>2</sup> ; (c) has a land area of 200,000m <sup>2</sup> or greater.
55m	Land used for a retail purpose with a total GLA of 20,000m <sup>2</sup> to less than 30,000m <sup>2</sup> and a land area of 200,000m <sup>2</sup> or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 20,000m <sup>2</sup> to less than 30,000m <sup>2</sup> ; (c) has a land area of 200,000m <sup>2</sup> or greater.
55n	Land used for a retail purpose with a total GLA of 30,000m <sup>2</sup> to less than 45,000m <sup>2</sup> and a land area of 200,000m <sup>2</sup> or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 30,000m <sup>2</sup> to less than 45,000m <sup>2</sup> ; (c) has a land area of 200,000m <sup>2</sup> or greater.
55o	Land used for a retail purpose with a total GLA of 45,000m <sup>2</sup> or greater and a land area of 200,000m <sup>2</sup> or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 45,000m <sup>2</sup> or greater; (c) has a land area of 200,000m <sup>2</sup> or greater.

**TABLE 2 – DIFFERENTIAL GENERAL RATES**

(this table should be read in conjunction with the definitions in paragraph 2.2 of this Part 2)

COLUMN 1 RATING CATEGORY	COLUMN 2 DIFFERENTIAL GENERAL RATES	COLUMN 3 MINIMUM AMOUNT OF GENERAL RATES	COLUMN 4 LIMITATION ON INCREASE OF LEVIED 2024-2025 DIFFERENTIAL GENERAL RATES (%)
1	<b>0.5397</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,231</b>	15
4	<b>0.5421</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$755</b>	15
8	<b>0.5397</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$2,989</b>	15
9	<b>0.7198</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,669</b>	15
10	<b>0.5397</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,231</b>	15
11	<b>0.5397</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,231</b>	15
15	<b>0.7198</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$3,795</b>	15
16	<b>0.7198</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,669</b>	15
17	<b>0.5397</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,231</b>	15
18	<b>0.7198</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,669</b>	15
19	<b>0.7198</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,669</b>	15
22a	<b>0.7198</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$3,338</b>	15
22b	<b>0.7198</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$5,007</b>	15
22c	<b>0.7198</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$10,014</b>	15
22d	<b>0.7198</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$16,690</b>	15
22e	<b>0.7198</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$25,035</b>	15
22f	<b>0.7198</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$33,380</b>	15
22g	<b>0.7198</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$50,070</b>	15
22h	<b>0.7198</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$66,760</b>	15
23	<b>0.5397</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,231</b>	15
24	<b>0.9073</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,669</b>	15
25	<b>5.003</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,669</b>	15
41	<b>0.4804</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,582</b>	15
42	<b>0.6114</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,582</b>	15
43a	<b>1.5853</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,566</b>	15
43b	<b>1.6646</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	15
43c	<b>1.7438</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	15
43d	<b>1.8231</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	15
44a	<b>1.9816</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	15
44b	<b>2.1005</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	15

COLUMN 1 RATING CATEGORY	COLUMN 2 DIFFERENTIAL GENERAL RATES	COLUMN 3 MINIMUM AMOUNT OF GENERAL RATES	COLUMN 4 LIMITATION ON INCREASE OF LEVIED 2024-2025 DIFFERENTIAL GENERAL RATES (%)
45	<b>2.0610</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$2,069</b>	15
46	<b>5.3031</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$32,892</b>	15
47a	<b>20.9110</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$19,412</b>	15
47b	<b>33.4691</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$628,275</b>	15
48	<b>2.6950</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$2,656</b>	15
49a	<b>1.7438</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,755</b>	15
49b	<b>1.8231</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	15
49c	<b>1.9024</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	15
49d	<b>2.0609</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	15
49e	<b>2.1798</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	15
50	<b>2.6157</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	15
55a	<b>1.5853</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,566</b>	15
55b	<b>1.6646</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	15
55c	<b>1.7438</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	15
55d	<b>1.8231</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	15
55e	<b>2.1798</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	7.5
55f	<b>2.5365</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	7.5
55g	<b>2.9328</b> cents in the dollar on the rateable value of all rateable land in this rating category	N/A	7.5
55h1	<b>4.0404</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$399,618</b>	15
55h2	<b>4.0404</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$494,073</b>	15
55h3	<b>4.0404</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$588,527</b>	15
55h4	<b>4.0404</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$682,981</b>	15
55i1	<b>4.0404</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$808,936</b>	15
55i2	<b>4.0404</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$934,469</b>	15
55j	<b>4.0404</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,112,737</b>	15
55k	<b>4.0404</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,780,426</b>	15
55l	<b>4.0404</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,133,621</b>	15
55m	<b>4.0404</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$1,700,246</b>	15
55n	<b>4.0404</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$2,551,920</b>	15
55o	<b>4.0404</b> cents in the dollar on the rateable value of all rateable land in this rating category	<b>\$3,300,166</b>	15

**TABLE 3A – PRIMARY COUNCIL LAND USE CODE APPLICABLE TO RATING CATEGORIES 1 TO 25**

(this table should be read in conjunction with the definitions in paragraph 2.2 of this Part 2)

PRIMARY COUNCIL LAND USE CODE	RATING CATEGORIES																		
	1	4	8	9	10	11	15	16	17	18	19	22a	22b	22c	22d	22e	22f	22g	22h
01 Vacant Land			✓		✓		✓				✓								✓
02 Dwelling	✓		✓	✓			✓					✓							
03 Multi Residential Dwelling	✓		✓									✓	✓	✓	✓	✓	✓	✓	
04 Large Home Site Vacant											✓								
05 Large Home Site Dwelling	✓			✓								✓							✓
06 Outbuilding (Minor Shed or Garage)		✓																	
09 Strata Title Residential Use			✓			✓	✓	✓	✓	✓									
19 Walkway		✓																	
50 Club-Non Business		✓																	
51 Church and Church Properties		✓																	
52 Cemetery		✓																	
55 Library		✓																	
56 Showground/Racecourse		✓																	
57 Park or Garden		✓																	
58 Educational/Kindergarten		✓																	
72 Section 50 Land Valuation Act 2010					✓						✓								✓
95 Reservoir, Dams or Bores		✓																	

**TABLE 3B – PRIMARY COUNCIL LAND USE CODE APPLICABLE TO RATING CATEGORIES 41 TO 50**

(this table should be read in conjunction with the definitions in paragraph 2.2 of this Part 2)

PRIMARY COUNCIL LAND USE CODE	RATING CATEGORIES																		
	41	42	43a	43b	43c	43d	44a	44b	45	46	47a	47b	48	49a	49b	49c	49d	49e	50
07 Guest House/Private Hotel (Accommodation with shared facilities)			✓	✓	✓	✓	✓	✓											
08 Strata Non Residential (Header)			✓	✓	✓	✓	✓	✓											
62 Construction Site – Commercial			✓	✓	✓	✓	✓	✓											
18 Tourist Attraction			✓	✓	✓	✓	✓	✓											
20 Marina			✓	✓	✓	✓	✓	✓											
21 Residential Institution – Non Medical			✓	✓	✓	✓	✓	✓											
22 Car Park			✓	✓	✓	✓	✓	✓											
24 Sales Area (Outdoor)			✓	✓	✓	✓	✓	✓											
25 Offices			✓	✓	✓	✓	✓	✓											
26 Funeral Parlour			✓	✓	✓	✓	✓	✓											
27 Private Hospital/Convalescent Home			✓	✓	✓	✓	✓	✓											
31 Oil/Fuel Depot														✓	✓	✓	✓	✓	
32 Wharves, Jetties and Barge Landing			✓	✓	✓	✓	✓	✓											
33 Outdoor Storage Area			✓	✓	✓	✓	✓	✓											
35 General Industry																			✓
36 Light Industry														✓	✓	✓	✓	✓	
37 Noxious/Offensive Industry									✓	✓		✓							✓
38 Advertising Hoarding			✓	✓	✓	✓	✓	✓											
39 Harbour Industry			✓	✓	✓	✓	✓	✓											
40 Extractive Industry											✓		✓						
41 Child Care			✓	✓	✓	✓	✓	✓											
43 Motel			✓	✓	✓	✓	✓	✓											
44 Nursery			✓	✓	✓	✓	✓	✓											
45 Theatre			✓	✓	✓	✓	✓	✓											
46 Drive-In Theatre			✓	✓	✓	✓	✓	✓											

PRIMARY COUNCIL LAND USE CODE	RATING CATEGORIES																		
	41	42	43a	43b	43c	43d	44a	44b	45	46	47a	47b	48	49a	49b	49c	49d	49e	50
48 Club-Licensed/Sport/Run as a business			✓	✓	✓	✓	✓	✓											
49 Caravan Park			✓	✓	✓	✓	✓	✓											
60 Farming/Grazing (Sheep-Dry)	✓	✓																	
61 Farming/Grazing (Sheep Breeding)	✓	✓																	
64 Farming/Grazing (Cattle Breeding)	✓	✓																	
65 Farming/Grazing (Cattle Breeding-Fattening)	✓	✓																	
66 Farming/Grazing (Cattle Fattening)	✓	✓																	
67 Farming/Grazing (Goats)	✓	✓																	
68 Farming/Grazing (Dairy-Quota Milk)	✓	✓																	
69 Farming/Grazing (Dairy-Non Quota Milk)	✓	✓																	
70 Farming/Grazing (Dairy-Cream)	✓	✓																	
71 Farming/Grazing (Oil Seed)	✓	✓																	
72 Section 50 Land Valuation Act 2010											✓								
73 Farming/Grazing (Grains)	✓	✓																	
74 Farming/Grazing (Turf)	✓	✓																	
75 Farming/Grazing (Sugar Cane)	✓	✓																	
76 Farming/Grazing (Tobacco)	✓	✓																	
77 Farming/Grazing (Cotton)	✓	✓																	
78 Farming/Grazing (Rice)	✓	✓																	
79 Farming/Grazing (Orchards)	✓	✓																	
80 Farming/Grazing (Tropical Fruits)	✓	✓																	
81 Farming/Grazing (Pineapple)	✓	✓																	
82 Farming/Grazing (Vineyards)	✓	✓																	
83 Farming/Grazing (Small Crops-Irrigated)	✓	✓																	
84 Farming/Grazing (Small Crops-Non Irrigated)	✓	✓																	
85 Farming/Grazing (Pigs)	✓	✓																	
86 Farming/Grazing (Horses)	✓	✓																	

PRIMARY COUNCIL LAND USE CODE	RATING CATEGORIES																		
	41	42	43a	43b	43c	43d	44a	44b	45	46	47a	47b	48	49a	49b	49c	49d	49e	50
87 Farming/Grazing (Poultry)	✓	✓																	
88 Farming/Grazing (Forestry/Logs)	✓	✓																	
89 Farming/Grazing (Animals-Special)	✓	✓																	
91 Transformers/Substations, Radio/Television Towers			✓	✓	✓	✓	✓	✓											
92 Defence Force Establishments			✓	✓	✓	✓	✓	✓											
93 Farming/Grazing (Peanuts)	✓	✓																	
96 Public Hospitals			✓	✓	✓	✓	✓	✓											
97 Welfare Homes/Institutions			✓	✓	✓	✓	✓	✓											
99 Community Protection Centres			✓	✓	✓	✓	✓	✓											

**TABLE 3C – PRIMARY COUNCIL LAND USE CODE APPLICABLE TO RATING CATEGORIES 55A TO 55O**

(this table should be read in conjunction with the definitions in paragraph 2.2 of this Part 2)

PRIMARY COUNCIL LAND USE CODE	RATING CATEGORIES															
	55a	55b	55c	55d	55e	55f	55g	55h1	55h2	55h3	55h4	55i1	55i2	55j	55k	55l
11 Shop – Single	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12 Shops – Shopping Group (more than 6 shops)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13 Shops – Shopping Group (2 to 6 shops)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16 Drive-In Shopping Centre	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17 Restaurant	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
23 Retail Warehouse	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
30 Service Station	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
42 Tavern/Hotel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



**TABLE 3D – SECONDARY LAND USE CODE APPLICABLE TO RATING CATEGORIES 25, 46, 47A, 47B AND 50**

(this table should be read in conjunction with the definitions in paragraph 2.2 of this Part 2)

SECONDARY COUNCIL LAND USE CODE	RATING CATEGORIES				
	25	46	47a	47b	50
37 Noxious Industry – Waste Recycling/Processing		✓			
00 Coal mining and ancillary and/or associated activities including mine rehabilitation			✓		
78 Previous extractive industries land use requiring site rehabilitation	✓				
17 Noxious Industry Land Fill – Putrescible Material				✓	
27 Noxious Industry Land Fill – Non Putrescible Material				✓	
99 Power Station					✓

## PART 3. WASTE MANAGEMENT UTILITY CHARGES

### 3.1 WASTE MANAGEMENT UTILITY CHARGES

In accordance with section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, council has decided to levy utility charges for waste management services on rateable land in the local government area on the basis set out in this Part 3.

### 3.2 DEFINITIONS

In this Part 3:

**additional garden organics service** means the fortnightly removal, transport and processing of organic garden waste from a mobile garbage bin supplied:

- (a) in addition to the services included in the household waste service; or
- (b) in addition to the services included in the non-household waste service.

**adjusted household waste service** means a household waste service supplied to land which was previously described as Lot 127 on RP852418 in the County of Churchill, Parish of Purga, or Lot 256 on RP887271 in the County of Stanley, Parish of Ipswich, where determined by the General Manager, Environment and Sustainability, or the Manager, Resource Recovery.

**bulk bin** means a garbage bin which has a holding capacity in excess of 360 litres and is supplied by council.

**garden organics service** means the fortnightly removal, transport and processing of organic garden waste from a mobile garbage bin or bulk bin.

**household waste service** means a waste service supplied to land primarily used as a principal place of residence.

**mobile garbage bin** means a garbage bin which:

- (a) is mobile;

(b) has a holding capacity of the following:

- (i) 240 litres for garden organics;
- (ii) 120 litres, 140 litres or 240 litres, for general waste;
- (iii) 240 litres or 360 litres, for recyclables; and

(c) is supplied by council.

**non-household waste service** means a waste service supplied to land which is not primarily used as a principal place of residence.

**non-household waste levy** means an additional charge levied for the supply of a non-household waste service due to the waste levy.

**principal place of residence** means a place at which a person primarily resides.

**waste levy** has the meaning in the *Waste Reduction and Recycling (Waste Levy) Amendment Act 2019*.

**waste service** means the following:

For households

- (a) the weekly removal, transport and disposal of general waste from a mobile garbage bin;
- (b) the fortnightly removal, transport and processing of recyclables from a mobile garbage bin; and
- (c) the fortnightly removal, transport and processing of garden organics from a mobile garbage bin.

For non-households

- (a) the weekly removal, transport and disposal of general waste from a mobile garbage bin; and
- (b) the fortnightly removal, transport and processing of recyclables from a mobile garbage bin.

**waste management service** means any of the following:

- (a) adjusted waste service;
- (b) additional garden organics service;
- (c) household waste service;
- (d) non-household waste service.

### 3.3 WASTE MANAGEMENT SERVICES

- (1) The waste management utility charges for the supply of a waste management service to rateable land in the local government area are set out in Table 4 (Waste Management Utility Charges).
- (2) Waste management services are to be supplied to multi residential properties by means of the following:
  - (a) mobile garbage bins in accordance with the Ipswich City Plan 2025;
  - (b) where paragraph (a) does not apply, one or more bulk bins or other appropriately sized bin, approved by the General Manager, Environment and Sustainability, or the Manager, Resource Recovery.
- (3) An adjustment to the waste management utility charges is to be made from the date authorised by the General Manager, Environment and Sustainability, or the Manager, Resource Recovery, where an application is made by an owner to increase or decrease the number of waste management services provided to a property.
- (4) An application to decrease the number of waste management services to a property has the following effect:
  - (a) the waste management service is cancelled for a minimum period of six months; and
  - (b) the waste management service recommences after six months, unless a further application is received from the owner.

- (5) The number of waste management services for land, is the number of waste management services which is recorded on council's rates master file at the date of the budget resolution, subject to any further increase or decrease in the number of services that may from time to time be considered necessary by the General Manager, Environment and Sustainability, or the Manager, Resource Recovery.
- (6) The applicable waste management utility charges for waste management services supplied under an agreement, are those specified in the agreement.

**TABLE 4 – WASTE MANAGEMENT UTILITY CHARGES**

COLUMN 1 TYPE OF WASTE MANAGEMENT SERVICE	COLUMN 2 WASTE MANAGEMENT UTILITY CHARGE PER WASTE MANAGEMENT SERVICE (PER ANNUM)
Household waste service	\$513.00
Adjusted household waste service	\$276.00
Additional garden organics waste service	\$65.00
Non-household waste service	\$513.00
Non-household waste levy	\$102.40

## PART 4. RURAL FIRE RESOURCES LEVY SPECIAL CHARGE

### 4.1 RURAL FIRE RESOURCES LEVY SPECIAL CHARGE

In accordance with section 94 of the *Local Government Act 2009*, section 94 of the *Local Government Regulation 2012* and section 128A of the *Fire and Emergency Services Act 1990*, council has decided to levy a special charge for the Rural Fire Brigades Services on rateable land in the local government area that specially benefits from the Rural Fire Brigades Services on the basis set out in this Part 4.

### 4.2 DEFINITIONS

In this Part 4:

**applicable rateable land** means the rateable land in the local government area to which the special charge for the Rural Fire Brigades Services under this Part 4 applies.

**Rural Fire Resources Levy Special Charge overall plan** means the overall plan for the Rural Fire Brigades Services to which the special charge for the Rural Fire Brigades Services under this Part 4 applies.

**Rural Fire Brigades Services** means the purchase and maintenance of specialist equipment, station improvements and brigade operating costs of the Ipswich Group Rural Fire Brigades.

### 4.3 RURAL FIRE BRIGADES SERVICES

- (1) In accordance with section 94 of the *Local Government Regulation 2012*, council adopted the Rural Fire Resources Levy Special Charge overall plan at its meeting of 1 July 2025.
- (2) Council has decided the following under the Rural Fire Resources Levy Special Charge overall plan:
  - (a) the amount of the special charge for the Rural Fire Brigades Services which is to be levied on the Applicable rateable land is \$39.00 per annum;
  - (b) the Applicable rateable land is the rateable land not within the boundary of the Urban Fire Boundaries of Queensland.
- (3) The special charge for the Rural Fire Brigades Services collected by council is to be forwarded, at quarterly intervals, to the Ipswich Group Rural Fire Brigades to fund the Rural Fire Brigades Services.

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## PART 5. RURAL FIRE RESOURCES LEVY SEPARATE CHARGE

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### 5.1 RURAL FIRE RESOURCES LEVY SEPARATE CHARGE

In accordance with section 94 of the *Local Government Act 2009*, section 103 of the *Local Government Regulation 2012* and section 128A of the *Fire and Emergency Services Act 1990*, council has decided to levy a separate charge for the Rural Fire Brigades Services on all rateable land in the local government area on the basis set out in this Part 5.

### 5.2 DEFINITIONS

In this Part 5:

**applicable rateable land** has the same meaning as in Part 4 of this 2025–2026 Budget.

**Rural Fire Brigades Services** has the same meaning as in Part 4 of this 2025–2026 Budget.

### 5.3 RURAL FIRE BRIGADES SERVICES

- (1) The amount of the separate charge for the Rural Fire Brigades Services which is to be levied on all rateable land in the local government area is \$3.00 per annum.
- (2) The separate charge for the Rural Fire Brigades Services collected by council is to be forwarded, at quarterly intervals, to the Ipswich Group Rural Fire Brigades to fund the Rural Fire Brigades Services.
- (3) The separate charge for the Rural Fire Brigades Services recognises that the Rural Fire Brigades Services generally benefit the whole of the local government area.
- (4) For clarity, council intends to levy the separate charge for the Rural Fire Brigades Services on all rateable land in the local government area, in addition to the special charge for the Rural Fire Brigades Services on Applicable rateable land.

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## PART 6. ENVIROPLAN SEPARATE CHARGE

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### 6.1 ENVIROPLAN SEPARATE CHARGE

In accordance with section 94 of the *Local Government Act 2009* and section 103 of the *Local Government Regulation 2012*, council has decided to levy a separate charge for the Ipswich Enviroplan on rateable land in the local government area on the basis set out in this Part 6.

### 6.2 IPSWICH ENVIROPLAN

- (1) The amount of the separate charge for the Ipswich Enviroplan which is to be levied on all rateable land in the local government area is \$63.00 per annum.
- (2) The separate charge for the Ipswich Enviroplan collected by council is to be used in the manner determined by council to provide the greatest benefit for the enhancement of the environment of the local government area, which include the following:
  - (a) for the acquisition, management and protection of bushland areas in the local government area;
  - (b) for the provision of facilities for public access to bushland areas in the local government area;
  - (c) minimising the impact of carbon emissions from the local government area;
  - (d) promoting education in the community concerning adverse impacts on the environment;
  - (e) raising community awareness of the impact of carbon emissions and how to minimise or offset their impact.

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## PART 7. INFRASTRUCTURE SEPARATE RATE

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### 7.1 INFRASTRUCTURE SEPARATE RATE

In accordance with section 94 of the *Local Government Act 2009* and section 103 of the *Local Government Regulation 2012*, council has decided to levy a separate rate for the funding of strategic infrastructure projects on rateable land in the local government area on the basis set out in this Part 7.

### 7.2 DEFINITIONS

In this Part 7:

**strategic infrastructure projects** means infrastructure which is outlined in the Local Government Infrastructure Plan or is significant to support growth in the local government area.

**rateable value of land** has the same meaning as in Part 2 of this 2025-2026 Budget.

### 7.3 STRATEGIC INFRASTRUCTURE PROJECTS

- (1) The amount of the separate rate for funding strategic Infrastructure projects which is to be levied on all rateable land in the local government area is:
  - (a) 0.00604 cents in the dollar on the rateable value; and
  - (b) a minimum separate rate of \$55 per annum.
- (2) The separate rate for the funding of Strategic Infrastructure Projects collected by council is to be used in the manner determined by council to:
  - (a) provide funding to support the delivery of strategic infrastructure projects;
  - (b) reduce the reliance on future debt which would have otherwise been required to fund the strategic infrastructure projects.

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## PART 8. TIME AND MANNER OF PAYMENT OF RATES AND CHARGES

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### 8.1 PAYMENT OF RATES AND CHARGES AND DISCOUNT

Council has decided the following on the basis set out in this Part 8:

- (1) the period within which rates or charges (including the Emergency Management Levy under section 115 of the *Fire and Emergency Services Act 1990*) must be paid in accordance with section 118 of the *Local Government Regulation 2012*;
- (2) to allow ratepayers to pay rates or charges (including the Emergency Management Levy) by instalments in accordance with section 129 of the *Local Government Regulation 2012*;
- (3) to allow a discount for payment of rates or charges before the end of a period that ends on or before the due date for payment in accordance with section 130 of the *Local Government Regulation 2012*.

### 8.2 TIME OF PAYMENT OF RATES AND CHARGES AND PAYMENT BY INSTALMENTS

Council has decided that:

- (1) it is to levy rates or charges (including the Emergency Management Levy) for the 2025-2026 financial year by four quarterly instalments for the following periods:
  - (a) 1 July 2025 to 30 September 2025;
  - (b) 1 October 2025 to 31 December 2025;
  - (c) 1 January 2026 to 31 March 2026;
  - (d) 1 April 2026 to 30 June 2026; and
- (2) the rates or charges are to be payable:
  - (a) on the date shown on the quarterly rate notice being at least 30 days after the rate notice for the rates or charges is issued; and
  - (b) at the public office of council or at such other place or agency as may from time to time be appointed for that purpose by council.

### 8.3 DISCOUNT

- (1) Council has decided to allow a discount for payment of differential general rates or charges (excluding Emergency Management Levy) where the ratepayer has paid the following on or before the due date for payment shown on the rate notice (being 30 days after the rate notice for the rates and charges is issued):
  - (a) the rates and charges (including Emergency Management Levy) stated on the rate notice in full;
  - (b) any arrears of rates and charges (including Emergency Management Levy).
- (2) The discount is to be the lesser of the following amounts:
  - (a) \$33.00;
  - (b) the amount of the differential general rates shown on the rate notice if the differential general rates amount is less than \$33.00.

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## PART 9. INTEREST ON OVERDUE RATES OR CHARGES

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### 9.1 INTEREST ON OVERDUE RATES OR CHARGES

In accordance with section 133 of the *Local Government Regulation 2012*, council has decided that interest is payable on overdue rates or charges on the basis set out in this Part 9.

### 9.2 CALCULATION OF INTEREST

- (1) If overdue rates or charges are not paid within 21 days from their due date, interest is payable on the overdue amount, from the day on which the amount became overdue, at an annual rate of 12.12% in accordance with section 133(3)(b) of the *Local Government Regulation 2012*, which is to be calculated on daily rests and as compound interest under section 133(2)(a) of the *Local Government Regulation 2012*.
- (2) The interest rate specified in Part 9.2 (1) applies from 1 July 2025.
- (3) Interest is payable in accordance with subsection (1) in relation to overdue rates or charges which are the subject of an agreement with an owner to pay overdue rates or charges by regular instalments to avoid rate recovery action.

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## PART 10. CONCESSION FOR RATES OR CHARGES TO PENSIONERS

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### 10.1 CONCESSION FOR RATES OR CHARGES

In accordance with Chapter 4, Part 10 of the *Local Government Regulation 2012*, council has decided to grant a concession for rates or charges to an eligible pensioner who owns and occupies rateable land on the basis set out in this Part 10.

### 10.2 CONCESSION FOR RATES OR CHARGES TO QUALIFYING PENSIONERS

In accordance with council's Pensioner Remission of Rates Policy, council has decided to grant the following concessions for differential general rates and the Enviroplan separate charge to a pensioner who qualifies for a concession under Section 6 of the Pensioner Remission of Rates Policy:

- (1) A full pensioner remission of:
  - (a) 100% of the differential general rates levied per quarterly rating assessment, to a maximum concession of \$248.00 in any one year; and
  - (b) \$10.00 per annum per rating assessment for the Enviroplan separate charge, if applicable; or
- (2) A part pensioner remission of:
  - (a) 100% of the differential general rates levied per quarterly rating assessment, to a maximum concession of \$122.00 in any one year; and
  - (b) \$5.00 per annum per rating assessment for the Enviroplan separate charge, if applicable.

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## PART 11. REVENUE STATEMENT

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### 11.1 PURPOSE

- (1) In accordance with section 169 of the *Local Government Regulation 2012*, council has prepared this revenue statement for its budget for the 2025–2026 financial year.
- (2) The purpose of this revenue statement is to outline and explain the revenue measures adopted by council in the Budget for the 2025–2026 financial year (2025–2026 Budget) in compliance with relevant legislative requirements.
- (3) This revenue statement is to be read in conjunction with the Revenue Policy, Rating Resolutions and Forecast Financial Statements in the 2025–2026 Budget.
- (4) Council may, by resolution, amend the revenue statement for the financial year at any time before the end of the financial year.
- (5) rural fire resources levy special charge (see Part 4 of the 2025–2026 Budget);
- (6) rural fire resources levy separate charge (see Part 5 of the 2025–2026 Budget);
- (7) Enviroplan separate charge (see Part 6 of the 2025–2026 Budget);
- (8) Infrastructure Separate Rate (see Part 7 of the 2025–2026 Budget).

### 11.3 DIFFERENTIAL GENERAL RATES

- (1) Council has decided to levy differential general rates for different rating categories of rateable land in the local government area on the basis set out in Part 2 of the 2025–2026 Budget.
- (2) Council has decided that there are 60 rating categories for rateable land in the local government area as stated in column 1 of Table 1 (Differential General Rating Categories) in Part 2 of the 2025–2026 Budget. Each of these 60 rating categories and a description of each rating category is stated in Table 5.
- (3) Council has decided that, due to the cost of providing services to rateable land, a minimum amount of general rates is to apply to certain rating categories of rateable land in the local government area as stated in Table 2 (Differential General Rates) in Part 2 of the 2025–2026 Budget.

### 11.2 RATES AND CHARGES

Council has levied the following rates and charges in accordance with the principles stated in the revenue policy in the 2025–2026 Budget:

- (1) differential general rates (see Part 2 of the 2025–2026 Budget);
- (2) waste management utility charges (see Part 3 of the 2025–2026 Budget);

(4) Council has decided that, to address the concerns of the community resulting from changes in the valuation of the rateable land from year to year, particularly where the Valuer-General has not undertaken a comprehensive review of all valuations each year, the increase in the differential general rates for certain rating categories of rateable land in the local government area is to be limited to not more than the differential general rates for the last financial year increased by the percentage stated in column 4 of Table 2 (Differential General Rates) in Part 2 of the 2025–2026 Budget.

(5) Council has decided that the rateable value of land for 2025–2026 shall be the three-year average of the valuations provided by the Valuer-General in accordance with the *Land Valuation Act 2010* and that the three-year averaged value will be used as the basis for calculating the differential general rates.

**TABLE 5 – DIFFERENTIAL GENERAL RATING CATEGORIES**

(this table should be read in conjunction with the definitions in paragraph 2.2 of Part 2)

COLUMN 1 RATING CATEGORY OF RATEABLE LAND		COLUMN 2 DESCRIPTION OF RATING CATEGORY
1	Land not in Brookwater used for a residential purpose which is owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is owner occupied; (d) is not located in Brookwater.
4	Land not used for a residential purpose or for profit purpose.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is not used for a residential purpose or for profit purpose.
8	Land in Brookwater used for a residential purpose which is owner occupied or which is vacant land that is potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is either: (i) primarily residential and owner occupied; or (ii) vacant land that is potential owner occupied; (c) is located in Brookwater.
9	Land not in Brookwater used for a residential purpose which is not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is not owner occupied; (d) is not located in Brookwater.
10	Land not in Brookwater which is vacant land less than 20,000m <sup>2</sup> that is potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is vacant land; (c) is less than 20,000m <sup>2</sup> ; (d) is potential owner occupied; (e) is not located in Brookwater.
11	Land not in Brookwater used for a residential purpose which is owner occupied that is in a community titles scheme not in a high rise structure.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is owner occupied; (d) is included in a community titles scheme; (e) is not in a high rise structure; (f) is not located in Brookwater.
15	Land in Brookwater used for a residential purpose which is not owner occupied or which is vacant land that is not potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is either: (i) primarily residential and is not owner occupied; or (ii) vacant land that is not potential owner occupied; (c) is located in Brookwater.



COLUMN 1 RATING CATEGORY OF RATEABLE LAND		COLUMN 2 DESCRIPTION OF RATING CATEGORY
16	Land not in Brookwater used for a residential purpose which is not owner occupied that is in a community titles scheme not in a high rise structure.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is not owner occupied; (d) is included in a community titles scheme; (e) is not in a high rise structure; (f) is not located in Brookwater.
17	Land not in Brookwater used for a residential purpose which is owner occupied that is in a community titles scheme in a high rise structure.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is owner occupied; (d) is included in a community titles scheme; (e) is in a high rise structure; (f) is not located in Brookwater.
18	Land not in Brookwater used for a residential purpose which is not owner occupied that is in a community titles scheme in a high rise structure.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is not owner occupied; (d) is included in a community titles scheme; (e) is in a high rise structure; (f) is not located in Brookwater.
19	Land not in Brookwater which is vacant land less than 20,000m <sup>2</sup> that is not potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is vacant land; (c) is less than 20,000m <sup>2</sup> ; (d) is not potential owner occupied; (e) is not located in Brookwater.
22a	Land used for a multi residential purpose, with two dwellings or a dwelling with a secondary dwelling, which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes: (i) two dwellings; or (ii) a dwelling with a secondary dwelling; (d) none of the dwellings or the secondary dwelling are owner occupied.
22b	Land used for a multi residential purpose with three to five dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes three to five dwellings; (d) one or more of the dwellings is not owner occupied.
22c	Land used for a multi residential purpose with six to nine dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes six to nine dwellings; (d) one or more of the dwellings is not owner occupied.
22d	Land used for a multi residential purpose with 10 to 14 dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes 10 to 14 dwellings; (d) one or more of the dwellings is not owner occupied.

COLUMN 1 RATING CATEGORY OF RATEABLE LAND		COLUMN 2 DESCRIPTION OF RATING CATEGORY
22e	Land used for a multi residential purpose with 15 to 19 dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes 15 to 19 dwellings; (d) one or more of the dwellings is not owner occupied.
22f	Land used for a multi residential purpose with 20 to 29 dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes 20 to 29 dwellings; (d) one or more of the dwellings is not owner occupied.
22g	Land used for a multi residential purpose with 30 to 39 dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes 30 to 39 dwellings; (d) one or more of the dwellings is not owner occupied.
22h	Land used for a multi residential purpose with 40 or more dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes 40 or more dwellings; (d) one or more of the dwellings is not owner occupied.
23	Land not in Brookwater which is vacant land that is 20,000m <sup>2</sup> or greater and is potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is vacant land; (c) is 20,000m <sup>2</sup> or greater; (d) is potential owner occupied; (e) is not located in Brookwater.
24	Land not in Brookwater which is vacant land that is 20,000m <sup>2</sup> or greater and is not potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is vacant land; (c) is 20,000m <sup>2</sup> or greater; (d) is not potential owner occupied; (e) is not located in Brookwater.
25	Land which is vacant land requiring rehabilitation as the subject of a previous extractive industry involving coal mining.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is vacant land; (c) has the Secondary Land Use Code of 78 Previous extractive industries land use requiring site rehabilitation; (d) requires rehabilitation as the subject of a previous extractive industry involving coal mining.
41	Land used for a farming and grazing purpose which is owner occupied or potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for farming and grazing; (c) is either: (i) owner occupied; or (ii) potential owner occupied.
42	Land used for a farming and grazing purpose which is not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for farming and grazing; (c) is not owner occupied.
43a	Land used for a commercial purpose with a rateable value of less than \$200,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of less than \$200,000.

COLUMN 1 RATING CATEGORY OF RATEABLE LAND		COLUMN 2 DESCRIPTION OF RATING CATEGORY
43b	Land used for a commercial purpose with a rateable value of \$200,000 to less than \$500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of \$200,000 to less than \$500,000.
43c	Land used for a commercial purpose with a rateable value of \$500,000 to less than \$1,000,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of \$500,000 to less than \$1,000,000.
43d	Land used for a commercial purpose with a rateable value of \$1,000,000 to less than \$2,500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of \$1,000,000 to less than \$2,500,000.
44a	Land used for a commercial purpose with a rateable value of \$2,500,000 to less than \$5,000,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of \$2,500,000 to less than \$5,000,000.
44b	Land used for a commercial purpose with a rateable value of \$5,000,000 or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of \$5,000,000 or greater.
45	Land used for a noxious industry that is not in rating categories 46, 47b and 50.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a noxious industry; (c) is not in rating categories 46, 47b and 50.
46	Land used for a noxious industry involving waste recycling or waste processing.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) has the Secondary Land Use Code of 37 Noxious Industry – Waste Recycling/Processing; (c) is primarily for a noxious industry involving waste recycling or waste processing.
47a	Land used for an extractive industry involving coal mining or the rehabilitation of land the subject of a previous or current extractive industry involving coal mining.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) has the Secondary Land Use Codes of 00 Coal mining and ancillary and/or associated activities including mine rehabilitation; (c) is primarily for an extractive industry involving coal mining or the rehabilitation of land the subject of a previous or current extractive industry involving coal mining.
47b	Land used for a noxious industry involving a landfill.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) has any of the following Secondary Land Use Codes: (i) 17 Noxious Industry Land Fill – Putrescible Material; (ii) 27 Noxious Industry Land Fill – Non Putrescible Material; (c) is primarily for a noxious industry involving a landfill.
48	Land used for an extractive industry that is not in rating category 47a.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for an extractive industry not involving any of the following: (i) coal mining; (ii) rehabilitation of land the subject of a previous or current extractive industry involving coal mining; (c) is not in rating category 47a.
49a	Land used for a light industry with a rateable value of less than \$500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a light industry; (c) has a rateable value of less than \$500,000.

COLUMN 1 RATING CATEGORY OF RATEABLE LAND		COLUMN 2 DESCRIPTION OF RATING CATEGORY
49b	Land used for a light industry with a rateable value of \$500,000 to less than \$1,000,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a light industry; (c) has a rateable value of \$500,000 to less than \$1,000,000.
49c	Land used for a light industry with a rateable value of \$1,000,000 to less than \$2,500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a light industry; (c) has a rateable value of \$1,000,000 to less than \$2,500,000.
49d	Land used for a light industry with a rateable value of \$2,500,000 to less than \$5,000,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a light industry; (c) has a rateable value of \$2,500,000 to less than \$5,000,000.
49e	Land used for a light industry with a rateable value of \$5,000,000 or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a light industry; (c) has a rateable value of \$5,000,000 or greater.
50	Land used for a heavy industry.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) if the land has a Primary Council Land Use Code of 37 Noxious/Offensive Industry, the land also has a Secondary Land Use Code of 99 Power Station; (c) is primarily for a heavy industry.
55a	Land used for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> and a rateable value of less than \$200,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> ; (c) has a rateable value of less than \$200,000.
55b	Land used for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> and a rateable value of \$200,000 to less than \$500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> ; (c) has a rateable value of \$200,000 to less than \$500,000.
55c	Land used for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> and a rateable value of \$500,000 to less than \$1,000,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> ; (c) has a rateable value of \$500,000 to less than \$1,000,000.
55d	Land used for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> and a rateable value of \$1,000,000 to less than \$2,500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> ; (c) has a rateable value of \$1,000,000 to less than \$2,500,000.
55e	Land used for a retail purpose with a total GLA of 5,000m <sup>2</sup> to less than 7,500m <sup>2</sup> and a rateable value of less than \$2,500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 5,000m <sup>2</sup> to less than 7,500m <sup>2</sup> ; (c) has a rateable value of less than \$2,500,000.
55f	Land used for a retail purpose with a total GLA of 7,500m <sup>2</sup> to less than 10,000m <sup>2</sup> and a rateable value of less than \$2,500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 7,500m <sup>2</sup> to less than 10,000m <sup>2</sup> ; (c) has a rateable value of less than \$2,500,000.
55g	Land used for a retail purpose with a total GLA of less than 10,000m <sup>2</sup> and a rateable value of \$2,500,000 or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of less than 10,000m <sup>2</sup> ; (c) has a rateable value of \$2,500,000 or greater.

COLUMN 1 RATING CATEGORY OF RATEABLE LAND		COLUMN 2 DESCRIPTION OF RATING CATEGORY
55h1	Land used for a retail purpose with a total GLA of 10,000m <sup>2</sup> to less than 12,500m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 10,000m <sup>2</sup> to less than 12,500m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55h2	Land used for a retail purpose with a total GLA of 12,500m <sup>2</sup> to less than 15,000m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 12,500m <sup>2</sup> to less than 15,000m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55h3	Land used for a retail purpose with a total GLA of 15,000m <sup>2</sup> to less than 17,500m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 15,000m <sup>2</sup> to less than 17,500m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55h4	Land used for a retail purpose with a total GLA of 17,500m <sup>2</sup> to less than 20,000m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 17,500m <sup>2</sup> to less than 20,000m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55i1	Land used for a retail purpose with a total GLA of 20,000m <sup>2</sup> to less than 25,000m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 20,000m <sup>2</sup> to less than 25,000m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55i2	Land used for a retail purpose with a total GLA of 25,000m <sup>2</sup> to less than 30,000m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 25,000m <sup>2</sup> to less than 30,000m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55j	Land used for a retail purpose with a total GLA of 30,000m <sup>2</sup> to less than 45,000m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 30,000m <sup>2</sup> to less than 45,000m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55k	Land used for a retail purpose with a total GLA of 45,000m <sup>2</sup> or greater and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 45,000m <sup>2</sup> or greater; (c) has a land area of less than 200,000m <sup>2</sup> .
55l	Land used for a retail purpose with a total GLA of 10,000m <sup>2</sup> to less than 20,000m <sup>2</sup> and a land area of 200,000m <sup>2</sup> or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 10,000m <sup>2</sup> to less than 20,000m <sup>2</sup> ; (c) has a land area of 200,000m <sup>2</sup> or greater.
55m	Land used for a retail purpose with a total GLA of 20,000m <sup>2</sup> to less than 30,000m <sup>2</sup> and a land area of 200,000m <sup>2</sup> or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 20,000m <sup>2</sup> to less than 30,000m <sup>2</sup> ; (c) has a land area of 200,000m <sup>2</sup> or greater.
55n	Land used for a retail purpose with a total GLA of 30,000m <sup>2</sup> to less than 45,000m <sup>2</sup> and a land area of 200,000m <sup>2</sup> or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 30,000m <sup>2</sup> to less than 45,000m <sup>2</sup> ; (c) has a land area of 200,000m <sup>2</sup> or greater.
55o	Land used for a retail purpose with a total GLA of 45,000m <sup>2</sup> or greater and a land area of 200,000m <sup>2</sup> or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 45,000m <sup>2</sup> or greater; (c) has a land area of 200,000m <sup>2</sup> or greater.

#### **11.4 WASTE MANAGEMENT UTILITY CHARGES**

- (1) Council has decided to levy utility charges for waste management services (Waste Management Utility Charges) in respect of the following waste management services to rateable land in the local government area on the basis set out in Part 3 of the 2025–2026 Budget:
  - (a) household waste service;
  - (b) adjusted household waste service;
  - (c) garden organics waste service;
  - (d) non-household waste service;
  - (e) non-household waste levy.
- (2) The waste management utility charges are applied on a per service basis and are set at a level to raise revenue as specified in the Ipswich Waste Services budget.
- (3) The waste management utility charges are levied on all rateable land in the local government area provided with the waste management service and are levied on a pro rata basis where a waste management service is provided for only part of the year.
- (4) Waste management utility charges are determined on a full-cost pricing basis in accordance with the National Competition Policy to recover sufficient income to meet the full cost outlays of the functional programs, including administrative costs and overheads not funded from general revenue, having regard to the following:
  - (a) performance targets in the Ipswich Waste Services Annual Performance Plan;
  - (b) the cost of capital provision and an appropriate return on assets;
  - (c) pricing oversight requirements of the Queensland Competition Authority;
  - (d) operating and capital grants, subsidies or contributions received from others.

#### **11.5 RURAL FIRE RESOURCES LEVY SPECIAL CHARGE**

- (1) Council has decided to levy a special charge on rateable land within that part of the local government area that specially benefits from the Rural Fire Brigades Services on the basis set out in Part 4 of the 2025–2026 Budget.
- (2) Council's policy is to levy special charges, on a year by year basis, for rural fire brigades and other associated facilities to particular areas of the local government area which specially benefits from the rural fire brigades and associated facilities.
- (3) The special charges collected by council are used to meet the costs of the relevant initiative or facility.

#### **11.6 RURAL FIRE RESOURCES LEVY SEPARATE CHARGE**

Council has decided to levy a separate charge for the Rural Fire Brigades Services on all rateable land in the local government area on the basis set out in Part 5 of the 2025–2026 Budget.

#### **11.7 ENVIROPLAN SEPARATE CHARGE**

Council has decided to levy a separate charge for the Ipswich Enviroplan on all rateable land in the local government area on the basis set out in Part 6 of the 2025–2026 Budget.

#### **11.8 INFRASTRUCTURE SEPARATE RATE**

Council has decided to levy a separate rate for the funding of strategic infrastructure projects on all rateable land in the local government area on the basis set out in Part 7 of the 2025–2026 Budget.

#### **11.9 DISCOUNT FOR RATES AND CHARGES**

- (1) Council has decided to allow a discount for payment of rates and charges on the basis set out in Part 8 of the 2025–2026 Budget.
- (2) Council's policy is to encourage prompt payment of rates and charges by allowing a discount for full payment by the due date.
- (3) The discount is only to apply to the differential general rates (excluding utility charges, special charges, separate charges, Emergency Management Levy and arrears of any rate or charge).

#### **11.10 CONCESSIONS**

- (1) Council has decided to grant a concession for rates and charges for land to an eligible pensioner who owns and occupies rateable land on the basis set out in Part 10 of the 2025–2026 Budget.
- (2) Council has also decided that the following concessions for rates and charges are to be granted in the financial year:
  - (a) concession to an eligible entity whose objects do not include making a profit which owns rateable land;
  - (b) concession to an eligible entity that provides assistance or encouragement for arts or cultural development which owns rateable land;
  - (c) concession to an eligible landowner who is an individual and who is subject to financial hardship from the payment of rates and charges;
  - (d) concession to an eligible landowner whose land is subject to a mining lease requiring the carrying out of improvement restoration for the mining lease.

#### **11.11 INTEREST**

Council has decided that interest is payable on overdue rates or charges on the basis set out in Part 9 of the 2025–2026 Budget.

### 11.12 COST-RECOVERY FEES

- (1) Under section 97 of the *Local Government Act 2009*, a cost-recovery fee is a fee for any of the following:
  - (a) an application for the issue or renewal of a licence, permit, registration or other approval under a local government act as defined in the *Local Government Act 2009*;
  - (b) recording a change of ownership of land;
  - (c) giving information kept under a local government act as defined in the *Local Government Act 2009*;
  - (d) seizing property or animals under a local government act as defined in the *Local Government Act 2009*;
  - (e) the performance of another responsibility imposed on the local government under the *Building Act 1975* or the *Plumbing and Drainage Act 2018*.
- (2) Council has decided the amount of cost-recovery fees having regard to the following:
  - (a) the estimated cost, including overheads, of operating each of council's regulatory regimes, such as:
    - (i) animal control;
    - (ii) environmental protection;
    - (iii) development approval;
    - (iv) community health and safety;
    - (v) entertainment venues;
  - (b) amounts prescribed by State legislation;
  - (c) the need to recover the cost of operating the regulatory regimes;
  - (d) the need to encourage compliance with relevant laws.
- (3) Council's cost-recovery fees are included in the Register of Cost Recovery Fees which is open for inspection at council's public office.
- (4) Council applies a common set of criteria to ensure cost-recovery fee concessions are granted equitably across each area of council's operations.

### 11.13 COMMERCIAL FEES

- (1) Commercial fees are for services which relate to the provision of services or access to council's facilities which are not regulated by a local law or other legislative schemes.
- (2) Council has decided the amount of commercial fees having regard to the following:
  - (a) the user pays principle;
  - (b) the estimated cost of provision of services or access to council's facilities;

- (c) fees charged by any alternative providers;
- (d) a fair return for the use of the council's infrastructure;
- (e) performance targets set for council's business activities;
- (f) the need to encourage or discourage particular behaviours.

### 11.14 DEVELOPER FINANCIAL CONTRIBUTIONS FOR DEVELOPMENT INFRASTRUCTURE

- (1) Council's intention is to ensure that development infrastructure costs and other physical and social infrastructure costs caused by the incremental development of premises in the local government area are funded or provided for by that development, to the extent authorised by law or negotiated by agreement.
- (2) Council will require financial contributions for providing local government trunk infrastructure networks in relation to the development of premises in accordance with the *Planning Act 2016*.
- (3) Financial contributions for trunk infrastructure for the distributor-retailer's (Urban Utilities) water service and wastewater service may be collected by council under an agreement with Urban Utilities or to the extent required by law and remitted to Urban Utilities.
- (4) The developer is also required to provide the non-trunk infrastructure considered by council to be appropriate for the development as a condition of a development approval.

### 11.15 OTHER REVENUE

Council will seek to collect other revenue, such as investment interest income, grants and subsidies, income from the sale of council's provision of goods and services, dividends from investments and the income from the sale or disposal of assets, on the basis of council taking advantage of opportunities to maximise the efficient use of resources and activities under its control.

### 11.16 MAINTENANCE OF COUNCIL'S OPERATING CAPABILITY

- (1) Council will seek to ensure that its revenues (after concessions on rates and charges) are sufficient to cover its costs.
- (2) It is council's intention that the operating capability of the local government is to be increased to provide the capacity to invest in physical and social infrastructure for the growing community.
- (3) The Net Operating Surplus included in the Statement of Income and Expenditure describes the extent of the increase in the budget year.



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## PART 12. DEBT POLICY

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In accordance with section 192 of the *Local Government Regulation 2012*, it is council's intention to borrow only for growth/enhancement capital expenditure and commercial debt structures for its commercial business units. The authority to borrow is drawn from section 34 of the *Statutory Bodies Financial Arrangements Act 1982*.

Borrowings for the organisation are required by business units and council departments. These aspects of the organisation have different roles within the organisation and therefore different borrowing requirements.

Capital expenditure for the organisation is categorised into two different aspects, growth/enhancement and refurbishment. Borrowings required for growth/enhancement projects are calculated on a net basis. Net basis being the total value of those projects less any external funding such as developer cash contributions, donations, grants and subsidies. In addition to these external funding sources, council may determine that growth/enhancement projects be funded, in part or in full, from other available cash surpluses. The final determination of the borrowing requirements is based on an assessment of existing debt levels and the requirement to maintain a prudent level of cash for operating purposes and employee provisions.

All Ipswich City Council borrowings including existing loan balances are on either a principal and interest or interest only basis and have a maximum term to maturity of 20 years.

Loan borrowings including existing loan balances for strategic asset acquisitions are for projects that are intended to enhance the commercial business centres of the city. Loan borrowings including existing loan balances allocated to council departments are for growth/enhancement related projects and are required to meet the increasing service needs of council's customers and the Ipswich community.

All external borrowings are from the Queensland Treasury Corporation (QTC). The rate of payment is dependent upon market conditions and other principles agreed to between QTC and the Ipswich City Council.

The overall position of debt for council for 2025–2026 is an increase of \$4.0 million to \$402.9 million from the previous level of \$398.9 million. Table 6 (Estimated Loan Balances) reflects the anticipated loan balances and movements for 2025–2026 and the next nine financial years.





TABLE 6 - ESTIMATED LOAN BALANCES

LOAN LIABILITIES	2025-2026 Budget \$'000	2026-2027 Estimated \$'000	2027-2028 Estimated \$'000	2028-2029 Estimated \$'000	2029-2030 Estimated \$'000	2030-2031 Estimated \$'000	2031-2032 Estimated \$'000	2032-2033 Estimated \$'000	2033-2034 Estimated \$'000	2034-2035 Estimated \$'000
Opening Balance	398,937	402,937	400,922	422,320	426,764	436,568	423,252	423,153	455,833	490,283
add New Borrowings	93,400	47,500	55,500	80,000	43,000	21,000	35,000	69,000	74,000	35,000
less Principal Repayments	89,400	49,515	34,102	75,556	33,196	34,316	35,099	36,320	39,550	42,344
<b>Closing Balance</b>	<b>402,937</b>	<b>400,922</b>	<b>422,320</b>	<b>426,764</b>	<b>436,568</b>	<b>423,252</b>	<b>423,153</b>	<b>455,833</b>	<b>490,283</b>	<b>482,939</b>
Borrowing Costs	13,567	14,631	15,406	16,963	18,733	19,855	19,780	20,417	22,982	25,609

## PART 13. INVESTMENT POLICY

### OBJECTIVES

The objectives of this policy are:

- to invest Ipswich City Council funds not immediately required for financial commitments;
- to maximise earnings from authorised investments of cash holdings after assessing counterparty, market and liquidity risks;
- to ensure that appropriate records are kept and that adequate internal controls are in place to safeguard public monies.

### TERMS AND TYPE OF INVESTMENTS

The overall term of any investment should be appropriate to council's investment objectives and adhere to the restrictions as determined by *Statutory Bodies Financial Arrangements Act 1982* and the *Statutory Bodies Financial Arrangements Regulation 2019*.

Council's investment portfolio should be realisable in a reasonable time frame. Council can invest in Category 2 Investments per the *Statutory Bodies Financial Arrangements Act 1982* with the exception of managed funds other than the Queensland Treasury Corporation (QTC) Cash Fund and QTC Debt Offset facilities. According to the *Statutory Bodies Financial Arrangements Act 1982* the term to maturity of investments is not to exceed three years.

### DIVERSIFICATION/CREDIT RISK

When placing investments, consideration will be given to the relationship between credit rating and interest rate. The combined amount invested with all financial institutions (banks, credit unions, building societies), QTC or government secured investments within the credit rating bands below should not exceed the following percentages of average funds invested at any time.

Long Term Rating (Standard and Poors)	Short Term Rating (Standard and Poors)	Maximum Percentage of Total Investments	Maximum Term of Investment (Years)
AAA to AA-	A1+	100%	3
A+ to A-	A1	50%	2
BBB+ to BBB-	A2	10%	1
BB+ to D	-	Nil	-

### ORGANISATIONAL DIVERSIFICATION

To further diversify risk, no more than 25% of council's investments will be held with any one financial institution, with the exception of QTC which shall not be limited.

### CREDIT RATINGS

If any of the financial institutions credit ratings is downgraded such that they no longer fall within council's investment policy guidelines, the General Manager, Corporate Services is to be advised and the investments in that counterparty will be divested within 28 days or as soon as is practicable.

Council shall keep a current list of long term credit ratings for the authorised financial institutions. The ratings shall be updated on a minimum three (3) monthly basis.

## PART 14. FINANCIAL MANAGEMENT POLICY

### PURPOSE

To define the key corporate financial policies broadly applied in the development of forward planning/modelling, business planning, budgeting and performance management and reporting which will ensure the financial sustainability of council now and into the future.

### ROLES AND RESPONSIBILITIES

Within the areas of forward planning/modelling, business planning, budgeting and performance management and reporting, different parts of council undertake different roles and have different responsibilities. These roles and responsibilities are diagrammatically displayed as follows:

ROLES	FORWARD PLANNING/ MODELLING	BUSINESS PLANNING	BUDGETING	PERFORMANCE MANAGEMENT AND REPORTING
<b>Mayor/Councillors</b>	Provide strategic direction	Input on strategic issues	Identify priority areas Final approval	Receive monthly performance reports and provide feedback
<b>CEO</b>	Facilitate strategic input from Councillors and Executive Team	Lead process	Sign-off on key parameters for council's budget	Receive monthly performance reports, provide feedback and advice on corrective action
<b>Executive Team</b>	Provide strategic advice	Contribute to process	Develop departmental budgets in line with targets	Provide comment on YTD financial performance
<b>Corporate Services Department</b>	Preparation and analysis	Contribute to process	Recommend high level organisational budget assumptions and parameters Coordinate and contribute to process	Produce YTD performance reports and provide high level analysis and commentary; Provide direction on financial management policy and process
<b>Departments and Business Units</b>	Provide product, service and investment planning information for input into model	Senior staff contribute to process	Develop departmental plan within overall target	Analyse YTD financial performance and provide commentary to Corporate Services Department; Ensure compliance with financial management policy and process

### DEFINITIONS

**Forward Planning/Modelling:** Analysis of financial capacity into the future based on specific sets of assumptions; economic and community drivers, and growth.

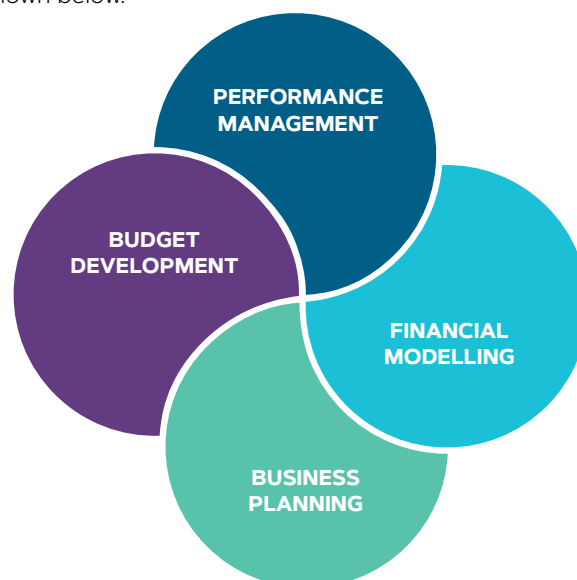
**Budgeting:** Financial plan of what is intended to be achieved over a set period of time.

**Performance Management and Reporting:** Execution and monitoring of the actual financial results against the plan.

**Operating Revenue:** Total revenue excluding capital grants and subsidies, developer cash contributions and developer donated assets.

### RELATIONSHIPS

The different components within the framework influence the development of each other, in a continuous cycle as shown below.



Capacity assessment (through financial modelling) guides business planning, which guides budget development, which guides actual performance. The actual performance achieved in a year is the basis on which the next round of modelling is built on, and so the cycle continues.

## POLICIES

The following policies apply to all aspects of the Financial Management Framework (i.e. forward planning/modelling; business planning; budgeting; performance management and reporting) unless specifically stated otherwise.

The following policies are complementary to the *Local Government Act 2009* and the *Local Government Regulation 2012*. Where these policies are silent, or may be interpreted as contradictory to the Act or the Regulation, the Act or the Regulation are to take precedence.

The following policies are also complementary to the Australian Accounting Standards. Where these policies are silent, or may be interpreted as contradictory to the Standards, the Standards are to take precedence.

### Financial Sustainability

- Sustainability at the Local Government level is defined under the *Local Government Act 2009* as where a local government is able to maintain its financial capital and infrastructure over the long term.
- Council is required to report against a range of financial sustainability ratios in accordance with the *Local Government Regulation 2012* s169. The ratios are calculated on the basis of council's long term financial plan, and provide indicators of:
  - Financial Capacity,
  - Operating Performance,
  - Liquidity
  - Asset Management, and
  - Debt Servicing Capacity.
- A balanced budget must be achieved as soon as possible at the commencement of the budget process. This means that operating revenue will equal or exceed expenditure and the level of capital expenditure and borrowings will result in a Statement of Financial Position that demonstrates financial sustainability. A balanced position is to be maintained throughout the progress of budget deliberations.
- The level of borrowings shall be within acceptable limits to ensure long term sustainability and maintain compliance with council and state policies.
- Operating capability will be maintained and increased to ensure the replacement or refurbishment of assets that have been identified for retention, and to provide the capacity to invest in physical and social infrastructure for the growing community.
- Financial sustainability will be demonstrated by the following indicators as prescribed by *Local Government Regulation 2012* s169(6):

TYPE AND MEASURE	TARGET (TIER 2)
<b>FINANCIAL CAPACITY</b>	
Council-Controlled Revenue	N/A
Population Growth	N/A
<b>OPERATING PERFORMANCE</b>	
Operating Surplus Ratio	Greater than 0%
Operating Cash Ratio	Greater than 0%
<b>LIQUIDITY</b>	
Unrestricted Cash Expense Cover Ratio	Greater than 2 months
<b>ASSET MANAGEMENT</b>	
Asset Sustainability Ratio	Greater than 60%
Asset Consumption Ratio	Greater than 60%
Asset Renewal Funding Ratio	N/A
<b>DEBT SERVICING CAPACITY</b>	
Leverage Ratio	0 to 4 times (or N/A)

### Inter-generational Equity Policy

Council shall strive to achieve equity between generations of ratepayers (inter-generational equity) whereby the mechanisms to fund specific capital expenditure and operations take into account the ratepayers who benefit from the expenditure, and therefore on a user pays basis, who should pay for the costs associated with such expenditure.

### Preparation and Revision of Forward Planning/Modelling

- The Corporate Services Department will be responsible for all of council's financial modelling. Departments and Business Units will be required to provide data for input and assistance as required.
- The Long-Term Financial Forecast will cover a period of time consistent with the long term strategic plans of council and be updated annually.
- Assumptions regarding growth drivers used within the Long-Term Financial Forecast are to be independently verified annually and the overall model verified biannually.

### Preparation of Budget

- The Budget will be adopted for the whole of council at Statement of Income and Expenditure line item and total capital expense level.
- The budget will be prepared in accordance with section 104 of the *Local Government Act 2009* and section 169 of the *Local Government Regulation 2012*.
- The budget should be designed to enable council to achieve the objectives as outlined within the strategic and operational plans and within the 'financial sustainability' limits defined in the Long-Term Financial Forecast.
- Where an approved project carryforward has been identified during the budget preparation period, an estimate for that carryforward will be included as part of the adopted budget. The budget will be revised as soon as practical after the end of each financial year to reflect the actual amounts carried forward including those project carryforwards identified subsequent to the adoption of the budget.
- The budget will be prepared and adopted by 31 July each year.

### Revision of Budget

- The budget will be reviewed regularly. Amendments will be assessed for their impact at a whole of council level and will only be put forward to council for consideration as deemed appropriate by the General Manager, Corporate Services and the Chief Executive Officer.
- A change to the Statement of Income and Expenditure categories or total capital program will require council approval.

### Performance Management and Reporting

- Reporting will be in accordance with recognised accounting principles and include both operational and capital performance.
- Costs (both operational and capital) will be incurred in accordance with council's procurement policies and following prudent financial management principles.
- Reporting on the capital program will include information on the progress of the program as well as the financial result.

### Revenue Management

- Refer to Revenue Policy.
- All revenue modelling will be conducted by the Corporate Services Department in consultation with other council departments.

### Expense Management (Operational)

- Expenses will align to the services detailed in the Services Catalogue.
- The introduction of new services is to be supported by the withdrawal or reduction of existing services; and/or an identified funding source.

### Capital Expenditure/Capital Funding

- Existing fixed assets need to be maintained at a level which enables continuous delivery of specified services levels. The exceptions to this are firstly, where there is a decision to write down the quality at which assets are maintained because the community no longer needs such a quality and secondly, where a deliberate decision is made to phase the asset out of existence.

- Spending on asset renewal and replacement should be provided at a level equal to depreciation expense for those assets identified in strategic asset management plans to be retained.
- Capital expenditure on new assets must be economically and/or socially justified inclusive of an evaluation of the full life costs including operating and maintenance costs and depreciation expense for the life of the asset, as well as the purchase price.
- Capital expenditure increases will be capped to ensure financial sustainability. Application of the increases to individual parts of council will be determined in accordance with need and council priorities.
- Capital expenditure will be forecast to cover a period of time consistent with the long term strategic plans of council.
- Capital projects will be assessed and approved based on the viability of the project and its alignment with council's objectives. Funding for these projects, including external funding sources, will be determined separately by the General Manager, Corporate Services.

### Resource Management

- Resources will be assessed annually to determine what resources are required to meet operational and capital needs; to what extent they can be met from within existing council resources and procurement models; and what flexible resourcing models should be employed to meet any shortfall.

### Internal Cash Restrictions

- Internal cash restrictions will be created for items designated for a specific purpose or to support specific expenditure.
- Sufficient funds will be maintained in cash reserve and the accumulated surplus to equalise from year to year the impact of fluctuations in the maintenance, renewal and purchase of assets and/or operational expenditure.

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## PART 15. PROCUREMENT POLICY

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### STATEMENT

Ipswich City Council (Council) is committed to conducting procurement with integrity, accountability and transparency. All procurement activities must adhere to this policy and align with relevant manuals, policies, procedures, work instructions, and standards.

Our approach prioritises the Ipswich community, ensuring that procurement efforts and decisions reflect principles that are meaningful to the region and contribute to effective service design and delivery.

### PURPOSE AND PRINCIPLES

This policy is the overarching policy for the procurement of goods and services. Its purpose is to deliver excellence in procurement outcomes for the Ipswich community.

#### Procuring Goods and Services

All purchases of goods and services must be carried out in strict compliance with the:

- *Local Government Act 2009* and amendments (the Act);
- *Local Government Regulation 2012* (the Regulation).

Council has resolved to apply Chapter 6 Contracting, Part 2 Strategic Contracting Procedures under the Regulation for entering into contracts for the supply of goods and/or services.

Disposal of non-current assets must be undertaken in accordance with Council's Disposal of Council Assets and Goods Procedure.

Council will deal with the disposal of land under the:

- The Regulations, Chapter 6 Contracting, Part 3 Default Contracting Procedures;
- Property Acquisition and Disposal Policy;
- Disposal of Land or Interest in Land Procedure;
- Disposal of Council Owned Property Procedure;
- Tenure over Council Property Policy;
- Tenure over Council Property Procedure.

This Policy does not apply to:

- Council funded sponsorship or grants;
- Government fees, licensing, registrations, and levies;
- Employee expenses; or
- Commercial acquisitions.

Council recognises that developing and adopting appropriate best practice contracting and procurement policies, processes, systems and procedures for all goods and services by council, will enhance achievement of council objectives such as:

- sustainable procurement;
- bottom-line cost savings;
- supporting local economies;
- achieving innovation; and
- better services for communities.

Under section 237 of the Regulation, council will publish the awarded supplier, value and purpose of contractual arrangements worth \$200,000 (excluding GST) or more on council's website. In addition to its legislative obligation, council will also publish the details on suppliers who tendered a response and publish basic contract details for all awarded contracts and procurements over \$10,000 (excluding GST).

### SOUND PROCUREMENT PRINCIPLES

All procurement activities of council must have regard to the five 'sound contracting principles' contained in section 104(3) of the Act.

Regard is to be had for each principle, although each principle may not receive equal consideration, depending on the particular procurement activity. The sound contracting principles are to be considered as follows:

#### 1. VALUE FOR MONEY

Council will use public funds in such a manner that the best return and performance for the money spent is being obtained.

The achievement of value for money can be driven through each stage of the procurement process from procurement planning to contract management.

The benefits of the procurement are considered against the costs necessary for the optimum result for council and the local community. Council is not required to accept the lowest tender. Instead, council is required to take into account issues such as but not limited to fitness of purpose, quality, price, service support and warranty and other factors relevant to the overall sound contracting principles of the Act.

#### 2. OPEN AND EFFECTIVE COMPETITION

Council will give fair and equitable consideration to all prospective suppliers. Prospective suppliers wishing to do business with council will be given a reasonable opportunity to do so. All suppliers will be treated fairly in an open and transparent manner and have access to the same information.

### 3. DEVELOPMENT OF COMPETITIVE LOCAL BUSINESS AND INDUSTRY

Council is committed to developing competitive and thriving local businesses and industries. Investing in the Ipswich economy will yield social and economic benefits for the community as a whole, including greater opportunities for employment, skills, education and business development. The development of competitive local business and industry will be a priority in the procurement planning stage and form part of the supplier selection and in some cases the evaluation process for procurement.

Council has developed a Buy Ipswich approach to procurement and will work with key stakeholders and local businesses and industries to support and enable them to compete effectively in the market. The Buy Ipswich approach is documented in the Procurement and contracts manual.

### 4. ENVIRONMENTAL PROTECTION

Council is committed to environmental protection and achieving long-term sustainability through its procurement activities. In alignment with this commitment, council integrates environmental, social and economic considerations into all procurement processes.

Council will prioritise the purchase of sustainable resources, promoting a shift towards a more sustainable and regenerative economy. This includes evaluating the potential for acquiring goods and services that minimise waste and emissions, maximise resource efficiency, and support the principles of reduce, reuse, and recycle.

Council will seek to reduce carbon emissions through the procurement of low-carbon and energy-efficient products and services. Procurement decisions will take into account the full life cycle impact of goods and services, including their environmental footprint, energy consumption, and potential for waste generation.

Council will also actively engage with suppliers who support sustainability initiatives and demonstrate a commitment to emission reduction practices. Furthermore, procurement activities will be aligned with the specific environmental targets outlined in the Sustainable Strategy which aim to mitigate the environmental impacts of council's operations.

By embedding these principles into procurement activities, council will contribute to reducing its overall environmental footprint while fostering a more sustainable and circular economy for the community.

### 5. ETHICAL BEHAVIOUR AND FAIR DEALING

Council's procurement activities (methods, practices and procedures) must be performed with integrity and be beyond reproach.

All council employees and councillors when purchasing goods and services will advance the interests of council and conduct themselves in ways that are, and are seen to be, impartial, fair and in an ethical manner.

All council employees and councillors must:

- treat potential and existing suppliers with equality and fairness;
- not seek or receive personal gain;
- maintain confidentiality of commercial in confidence information such as contract prices and other sensitive information;
- present the highest standards of professionalism and probity;
- deal with suppliers in an honest and impartial manner that does not allow conflicts of interest;
- provide all suppliers and tenderers with the same information and equal opportunity; and
- be able to account for all decisions and provide feedback on them.

### STRATEGIC PLAN LINKS

This policy relates to each of the four themes of iFuture as listed below:

- Vibrant and Growing
- Safe, Inclusive and Creative
- Natural and Sustainable
- A Trusted and Leading Organisation.

### REGULATORY AUTHORITY

- *Local Government Act 2009*
- *Local Government Regulation 2012*

### HUMAN RIGHTS COMMITMENT

Council has considered the human rights protected under the *Human Rights Act 2019* (Qld) (HRA) when adopting and/or amending this policy. When applying this policy, council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision in accordance with the HRA.

### SCOPE

This Procurement Policy is made under section 198 of the Regulation. The Regulation and the Act are the key legislative frameworks that regulate the process of local government procurement in Queensland. Section 198 of the Regulation requires council to prepare and adopt a procurement policy encompassing the principles that apply to all purchases of goods and services by council and review this policy annually.

This policy applies to all contracting and procurement activities at council and is binding upon councillors, all council employees (regardless of their employment status, role or position – e.g. permanent, temporary, casual or part time employees, managers, supervisors, team leaders, team members or individuals), contractors, consultants, agency casuals, contingent workers and volunteers.

## ROLES AND RESPONSIBILITIES

**Chief Executive Officer (CEO)** is responsible for organisation wide procurement outcomes.

**Executive Leadership Team (ELT)** is responsible for promoting consistency in procurement practice across the organisation.

**Manager Procurement** is responsible for creating and maintaining an appropriate procurement control framework, and for ensuring this policy, and the Procurement and Contracts Manual are appropriate, reflect better practice and facilitate a high standard of procurement performance.

**General Managers** are responsible for ensuring this policy is followed within their departments.

**Managers and supervisors** are responsible for ensuring that employees are aware of, and comply with, this policy.

**Anyone approving** any procurement activities must ensure compliance prior to exercising their legislative sub-delegation.

**All council employees and councillors** are required to be aware of and comply with this policy.

## PROCUREMENT THRESHOLDS

When procuring goods and services not covered by an existing contract, council is required to follow one of the procurement sourcing processes outlined in Table 10.1, unless a relevant exception applies, as detailed in Table 10.2.

**TABLE 10.1 – PROCUREMENT THRESHOLDS**

THRESHOLD	PROCUREMENT SOURCING PROCESS	RESPONSIBILITY
<b>Up to \$15,000</b>	Do It Yourself (DIY) Procurement <i>Minimum of one written quotation (sourced from a local business in the first instance)</i>	Business Unit
<b>Equal to or more than \$15,000 and less than \$50,000</b>	Request for Quotation (RFQ) <i>Minimum of two written quotations (at least one of the quotes sourced from a local business in the first instance)</i>	Procurement Branch
<b>Equal to or more than \$50,000 and less than \$500,000</b>	Low Value Sourcing <i>Minimum of three written quotations (at least one of the quotes sourced from a local business in the first instance)</i>	Procurement Branch
<b>Equal to or more than \$500,000 and less than \$7,000,000</b>	Strategic Sourcing <i>Open/Closed Request for Tender/Proposal Expression of Interest</i>	Procurement Branch
<b>Equal to or more than \$7,000,000, or a term of greater than 10 years.</b>	Significant Contracting Plan <i>A Significant Contracting Plan must be made before the Contract starts. Each Significant Contracting Plan will identify the chosen procurement strategy and must be approved in accordance with Council's Contracting Plan and may only be modified by resolution of Council. Open/Closed Request for Tender/Proposal Expression of Interest</i>	Procurement Branch



## PROCUREMENT EXCEPTIONS

Council has created alternative procurement sourcing processes to those in table 2.1 (of EOI, Tender and Request for Quote) by establishing the following Exceptions:

**TABLE 10.2 – PROCUREMENT EXCEPTIONS**

EXCEPTION	DESCRIPTION
<b>1. Low value procurements (&lt;\$300,000)</b>	<p>This exemption allows the Council to extend contracts for low-value procurements (under \$300,000) without going through a tender process. The value obtained from a significant number of frequently sourced, low value procurements is limited. The aim is to prioritise resources for higher-value and strategic procurement activities.</p> <p>Conditions:</p> <ul style="list-style-type: none"> <li>▪ negotiations are to be undertaken as part of the contract extension process</li> <li>▪ category/market analysis and benchmarking must be used to establish that value for money is still being obtained</li> <li>▪ supplier performance must be to Council's customer satisfaction</li> <li>▪ value improvement initiatives are in place</li> <li>▪ the total contract term, inclusive of any extension periods, must not exceed 10 years</li> <li>▪ the use of the exemption for any contract must not exceed \$300,000 in total.</li> </ul>
<b>2. Extension of contracts whilst Council is at market (or in a tender process)</b>	<p>This exemption allows Council to extend an existing contract by up to six months where the tender to replace the contract has commenced. Switching supply for such a short period is usually not cost effective or practical. Extension may be required where the tender process or negotiations have taken longer than expected.</p>
<b>3. Direct Engagement (no tendering process)</b>	<ul style="list-style-type: none"> <li>a. <b>Sole Supply</b> – where alternatives do not practically exist.</li> <li>b. <b>Impractical or disadvantageous</b></li> <li>c. <b>Second-hand goods</b> – This exemption applies for purchases of second-hand goods which are inconsistent with the quotation or tender process.</li> <li>d. <b>Purchased through auction</b> – where goods are purchased through auction process.</li> </ul>
<b>4. Service relocation*</b> *Power to exercise the exemption and execute the contract is subdelegated to CEO.	<p>Where alternatives do not practically exist for Public Utilities providers – e.g., Energex assets, Urban Utilities, gas, Telstra assets.</p>
<b>5. Genuine emergency</b>	<p>In genuine emergencies (such as recovery following floods, fire, cyber-attack etc), the necessity to act fast outweighs the additional benefit that may be driven through competitive processes. A genuine emergency is determined by the Manager, Procurement.</p>
<b>6. Procurement from social enterprises</b>	<p>Social procurement involves generating positive social benefits or outcomes. This exemption will be exercised for social enterprises who are assessed to deliver benefit to the Ipswich community in accordance with Section 2 (d) of the Procurement and Contracts Manual.</p>

## MONITORING AND EVALUATION

The Procurement Branch will monitor and report on procurement activities and will assist and enable management and employees with better decision making through compliance reporting.

This policy will be reviewed annually in line with the *Local Government Regulation 2012* or sooner if required.

## THE PROCUREMENT FRAMEWORK

The Procurement Framework is the hierarchy of documents that establishes the rules governing procurement. It includes this document, the Procurement and Contracts Manual, Annual Contracting Plan, resources (work instructions, templates, reference material, procedures), procurement systems and procurement reporting.

## DEFINITIONS

**Basic contract details** include:

- a description of the purpose and goods or services procured
- contract or arrangement number
- date of award
- commencement and end dates
- value of the contract, standing offering arrangement or purchase
- name and address including postcode of the awarded supplier.

**Council employee** – means all council employees (regardless of their employment status, role or position – e.g. permanent, temporary, casual or part-time employees, managers, supervisors, team leaders, team members or individuals), contractors, consultants, agency casuels, contingent workers and volunteers.

**Procurement** means the whole process of acquisition of external goods, services and works. This process spans the whole life cycle from initial concept through to the end of the useful life of an asset (including disposal) or the end of a service or construction contract.

**Sound Contracting Principles** mean the principles as outlined in s104 of the Act.

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## PART 16. REVENUE POLICY

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### 1. REVENUE POLICY

In accordance with section 104(5)(c)(iii) of the *Local Government Act 2009* and section 193 of the *Local Government Regulation 2012*, council has prepared and adopted this revenue policy as a financial policy of the local government.

### 2. OBJECTIVE

The objective of this revenue policy is to help ensure consistency between council's longer-term objectives, as set out in the Financial Plan, and the revenue decisions made in the 2025–2026 budget process.

### 3. POLICY STATEMENT

#### 3.1 GENERAL POLICY STATEMENT

It is an intended outcome of the Financial Plan that council remains in a sound financial position at all times whilst delivering on the objectives contained within the Financial Plan. It is envisaged that the overall net wealth of the community (total equity) will continue to be enhanced throughout the planning period.

To achieve this outcome council will seek to ensure that its revenues (after concessions on rates and charges) are sufficient to cover its costs having regard to year-to-year variations in revenues.

Council has adopted a set of principles relating to the levying of rates and charges, granting concessions for rates and charges, recovering overdue rates and charges and cost-recovery methods.

Council will take account of the principles of equity, economic efficiency and simplicity in levying rates and charges and granting concessions for rates and charges.

## 3.2 LEVYING RATES AND CHARGES

### 3.2.1 Principles

In accordance with section 193(1)(a)(i) of the *Local Government Regulation 2012*, council intends to apply the principles as set out below for levying rates and charges.

In general terms, to ensure that Ipswich continues to be a great place to live and to attract business investment and employment, council intends to fund the cost of providing services from user charges, except where:

- (a) the benefits of a service or facility are available to all residents;
- (b) concessions for rates and charges are applicable to groups or individuals based on their lower capacity to pay and exceptional circumstances of groups or individuals who meet eligibility criteria;
- (c) it is not cost-effective to levy user charges;
- (d) not doing so provides net economic benefits in attracting and retaining businesses; and
- (e) in the opinion of council, such charges do not meet the objectives of the Financial Plan.

Further, from a practical perspective, in levying rates and charges, council intends to:

- (a) make the system for paying rates and charges simple and inexpensive to administer;
- (b) manage its cashflows from rates and charges by providing for quarterly payments, discounts for payment by the due date and interest on overdue amounts; and
- (c) provide an equitable payment system that provides a range of payment options for ratepayers to pay the rates and charges and arrears of any rates or charges.

### 3.2.2 Differential general rates

Council intends to levy differential general rates on all rateable land in the local government area. This recognises the inequity which would result if a single general rate were applied to all rateable land in the local government area by reference to the rateable value of the land alone.

For rateable land that is used for residential purposes or is used for commercial activities a higher rate may be applied than that applied to rateable land that has no capacity to produce revenue such as rateable land used for a residential purpose which is occupied by the land owner. This reflects the revenue-producing capacity of rateable land that may be rented or is used for commercial activities.

Differential general rating categories, described in the Revenue Statement, are reviewed each financial year in order to maintain a rating structure that is clear, cost effective and simple to administer.

Differential general rates will be set at levels:

- (a) to generate revenue sufficient to meet the difference between the outlays of council's business activities less any ordinary business or trading income, grants, subsidies or contributions received in respect of those programs and any internal financial accommodation arranged;
- (b) that recognise the different revenue-producing capacity of rateable land within the local government area; and
- (c) that recognise the differing level of benefits that rateable land in different rating categories receive from council's services and facilities.

### 3.2.3 Rateable value of land

Council has determined that the rateable value of land shall be the three-year averaged value of land and that the three-year averaged value of land will be used as the basis for calculating the differential general rates. The value of the land as determined by the Valuer-General in accordance with the *Land Valuation Act 2010*, will be used by council for calculating the three-year averaged value of the land, and the three-year averaged value will be worked out in accordance with section 76 of the *Local Government Regulation 2012*.

### 3.2.4 Minimum amount of general rates and special rates and charges

Council has determined that due to the cost of providing a minimum service to rateable land, an equitable contribution per rateable land is to apply in relation to the funding of council's services and facilities and that this contribution is to be made irrespective of where the rateable land is located or its valuation.

Council has also determined that rateable land in certain rating categories may have a different minimum amount of general rates to that applying to other rating categories.

Council may also elect to fix a minimum amount of special rates and charges.

### 3.2.5 Limitation of increase in rates or charges levied

Council intends to limit the increase in the differential general rates for certain rating categories of rateable land in the local government area to moderate the impact of rapid, uneven and significant changes in land values across the local government area.

### 3.2.6 Special rates and charges

Council may elect to levy special rates and charges, on a year by year basis, for rural fire brigades and other facilities or services which it considers have a special association with particular land in the local government area. The proceeds of the particular special rate and charge are directed towards the costs of the relevant initiative or facility.

### 3.2.7 Separate rates and charges

A separate charge for the Ipswich Enviroplan will be levied on all rateable land in the local government area, to provide for the acquisition and protection of bushland areas and for the provision of facilities for public access to those areas, on the basis that the benefit is shared equally by all parcels of rateable land, regardless of their value. The revenue raised is used to contribute to the costs of acquiring bushland and for providing and managing public access.

A separate charge for the Rural Fire Brigades Services will be levied on all rateable land in the local government area, to provide for the purchase and maintenance of specialist equipment, station improvements and brigade operating costs of the Ipswich Group Rural Fire Brigades, on the basis that the benefit is shared equally by all parcels of rateable land, regardless of their value.

A separate rate for the funding of strategic infrastructure projects will be levied on all rateable land in the local government area, to provide funding to support the delivery of strategic infrastructure projects and reduce reliance on future debt which would have otherwise been required to fund those projects. This recognises the inequity which would result if a separate charge were applied to all rateable land in the local government area.

### 3.2.8 Utility charges

Utility charges for waste management services are determined having regard to the following:

- (a) performance targets in the Ipswich Waste Services Annual Performance Plans;
- (b) the cost of provision of the services and infrastructure and an appropriate return on assets;
- (c) pricing oversight requirements of the Queensland Competition Authority;
- (d) operating and capital grants, subsidies or contributions received from others.

Some waste management utility charges are supplied by special agreement. The charges which have been negotiated under those agreements still have regard to the above principles.

Council's waste management utility charges are applied on a per service basis. All costs associated with providing the waste management service are recovered by levying the waste management utility charges.

### 3.2.9 Discount

It is council's policy to encourage the prompt payment of rates and charges by allowing a discount for the payment of certain rates or charges where payment is made in full on or before the end of the discount period stated in the rate notice being 30 days from the issue of the rate notice. The discount is only to apply to the differential general rate (excluding utility charges, separate charges, Emergency Management Levy and arrears of any rate or charge).

Council also encourages prompt payment of selected fees such as annual dog registrations by offering a discount for payment in full on or before the due date.

## 3.3 GRANTING CONCESSIONS FOR RATES AND CHARGES

### 3.3.1 Principles

In accordance with section 193(1)(a)(ii) of the *Local Government Regulation 2012*, council intends to apply the following principles for granting concessions for rates and charges:

- (a) where an applicable council policy in relation to the granting of the concession is in place, council will grant concessions where there is a need to resolve anomalies in order to ensure equitable treatment for groups and individuals in similar circumstances;
- (b) regard is to be had to the limited financial capacity to pay and exceptional circumstances of groups or individuals who meet eligibility criteria in any applicable council policy;
- (c) that the requirements for granting concessions be clear and transparent in order to ensure the equitable treatment of all beneficiaries.

### 3.3.2 Purpose for the concessions

The purpose for the concession for rates and charges to be granted by council are stated in the following table.

COLUMN 1 CONCESSION FOR RATES AND CHARGES	COLUMN 2 PURPOSE FOR THE CONCESSION
Concession to an eligible pensioner who owns and occupies rateable land.	Acknowledge that pensioners have limited financial capacity.
Concession to an eligible entity whose objects do not include making a profit which owns rateable land.	Support activities that do not make a profit.
Concession to an eligible entity that provides assistance or encouragement for arts or cultural development which owns rateable land.	Support activities that assist and encourage arts and cultural development.
Concession to an eligible landowner who is an individual and who is subject to financial hardship from the payment of rates and charges.	Support individuals where the payment of rates and charges will or has affected the wellbeing of the individuals in such a way as to constitute an unreasonable outcome based on present community standards.
Concession to an eligible landowner whose land is subject to a mining lease requiring the carrying out of improvement restoration for the mining lease.	Support the carrying out of improvement restoration for the mining lease which is exceptional and necessitated by the characteristics of the land.

### 3.4 RECOVERING OVERDUE RATES AND CHARGES

#### 3.4.1 Principles

In accordance with section 193(1)(a)(iii) of the *Local Government Regulation 2012*, council intends to apply these principles set out below for recovering overdue rates and charges.

In general terms council exercises its rate recovery powers in order to reduce the overall rate burden on ratepayers.

Council specifically intends to apply the following principles for recovering overdue rates and charges:

- (a) transparency by making clear the obligations of ratepayers and the processes used by council in assisting them to meet their financial obligations;
- (b) making the processes used to recover outstanding rates and charges clear, simple to administer and cost effective;
- (c) equity by having regard to capacity to pay in determining appropriate arrangements for different sectors of the community and providing the same treatment for ratepayers with similar circumstances;
- (d) flexibility to respond to community expectations by providing assistance to encourage or discourage certain behaviours.

#### 3.4.2 Interest

Council also intends to charge interest on overdue rates and charges from the day on which they become overdue and at the rate as may be determined under section 133(1)(a) of the *Local Government Regulation 2012* compounded on daily rests. However, if the overdue rates and charges are paid within 21 days from their due date, no interest shall be charged.

### 3.5 COST-RECOVERY METHODS

#### 3.5.1 Principles

In accordance with section 193(1)(a)(iv) of the *Local Government Regulation 2012*, council intends to apply the following principles for cost-recovery methods:

- (a) fees and charges are set to recover the costs of council in providing services and taking actions associated with regulatory compliance;
- (b) the process for recovering council's costs is to be clear, simple to administer and cost effective.

#### 3.5.2 Cost-recovery fees

Council has fixed cost-recovery fees for relevant services under section 97 of the *Local Government Act 2009*. All cost-recovery fees set by council are included in the Register of Cost Recovery Fees which is open for inspection at council's public office.

### 3.6 FUNDING OF PHYSICAL AND SOCIAL INFRASTRUCTURE COSTS FOR NEW DEVELOPMENT

In accordance with section 193(1)(c) of the *Local Government Regulation 2012*, council intends to fund the provision of local government trunk infrastructure networks for new development by the adoption and levying of infrastructure charges on new development in accordance with the *Planning Act 2016*.

The infrastructure charges for providing local government trunk infrastructure networks are detailed in resolutions made by council under the *Planning Act 2016* having regard to council's planning scheme including its priority infrastructure plan.

Council also intends for new development to meet council's additional costs of bringing forward development infrastructure and other physical and social infrastructure costs for a new development which is of sufficient magnitude to accelerate the growth rate of a specific area so that the availability of facilities is not adversely affected and existing ratepayers are not burdened with the cost of providing the additional infrastructure.

### 3.7 OTHER REVENUE

#### 3.7.1 Commercial fees

Council charges commercial fees for other services provided by council.

Council intends to set the commercial fees having regard to the following:

- (a) the user pays principle;
- (b) the estimated cost of provision of services or access to council's facilities;
- (c) a fair return for the use of the council's infrastructure;
- (d) the fees charged by any alternative providers;
- (e) the performance targets set for council's business activities;
- (f) the need to encourage or discourage particular behaviours.

#### 3.7.2 Other revenue

Council intends to pursue and collect other revenue, such as investment interest income, sale or disposal of assets, grants and subsidies, sale of council's provision of goods or services and dividends from investments on the basis of council taking advantage of opportunities to maximise the efficient use of resources and activities under its control.

## 4. ROLES AND RESPONSIBILITIES

The General Manager in each department, together with the Finance Branch of the Corporate Services Department, are responsible for ensuring compliance with this policy.

## GLOSSARY

TERM	DEFINITION
<b>Advocacy</b>	The process of influencing those who hold governmental, political, or economic authority, including influencing those who implement public policies, resources, and projects to the benefit of any specific affected or interest population within the City of Ipswich and adjacent councils.
<b>Annual Plan</b>	A yearly view of how council is committing its resources in achieving the vision of the Local Government Area and moving towards corporate objective. It consolidates the legislatively required elements of the Operational Plan, and Budget, together with the Annual Capital Works Program into one document.
<b>Annual Report</b>	A detailed account of the progress made (during a particular fiscal year) towards outcomes pertaining to a council plan.
<b>Assets</b>	There are two types of assets portable and fixed; these are owned, maintained and/or controlled by council enabling a service to be provided to our community. The main portable asset classes include computers, IT equipment, stationery, safety and emergency equipment. The main fixed asset classes include Roads and Transportation, Parks and Recreation, Drainage and Flood Mitigation, Buildings and Facilities, Fleet Management and Waste and Resource Management.
<b>Budget</b>	Identifies planned expenditure and revenue for a financial year and is approved by the Mayor and Councillors. The annual budget is included in the Annual Plan and each business area is responsible for managing their spending in accordance with the commitments made in their plans.
<b>Capital Works Program</b>	An annual and three-year program of activities, in the Annual Plan, of building, engineering and other works that council adopts to create, construct, and install assets and other facilities. For council, the program's projects typically include delivery of buildings, roads and bridges, structures, parks, and natural areas.
<b>Commercial Business Unit</b>	A unit of a local government that conducts business in accordance with the key principles of commercialisation (e.g. clarity of objectives; robust governance and competitive neutrality) in order to maximise benefits to customers and the community. Ipswich Waste Services is council's sole commercial business unit.
<b>Community</b>	Community includes Ipswich's residents, ratepayers, businesses, investors, visitors and tourists.
<b>Corporate Plan</b>	A working document outlining council's five-year priority objectives. It should outline performance measures and targets for monitoring progress in achieving the outcomes of the strategic priorities.
<b>Ipswich City Plan 2025</b>	The statutory local planning instrument that provides the framework for managing development in the Ipswich local government area in an integrated, efficient, effective, transparent and ecologically sustainable way. The scheme was prepared in accordance with the requirements of the <i>Planning Act 2016</i> .
<b>Ipswich Planning Scheme</b>	Ipswich Planning Scheme or Planning Scheme refers to the Ipswich City Plan 2025.
<b>Long-Term Financial Forecast (LTFF)</b>	A 10 year estimation of revenue, expenses and capital expenditure. The LTFF should set out the economic and fiscal outlook for Ipswich and include capital expenditure, expense and revenue estimates for the current financial year, the budget year and nine forward financial years. From its assumptions, the LTFF sets the desired financial boundaries within which the organisation can plan for its future.
<b>Operational Plan</b>	A section of the Annual Plan which sets projects and actions that will be undertaken in a fiscal year period.
<b>Policy</b>	Council's strategic position/viewpoint which assists decision-making on matters that often impact on and are of concern to, the community. Statutory policies are a requirement of legislation and ensure compliance with statutory obligations.
<b>Project</b>	A temporary endeavour for a team that is undertaken to create a unique product, service, or result. Projects are a defined workload that have a clear start and finish, are non-repetitive and provide unique deliverables. Once completed a project's outcomes or objectives may become a part or have an impact on council's Core Services.
<b>Strategy</b>	A corporate document that sets out council's strategic approach and explains the rationale and underlying thinking for decision making. A strategy captures the following elements for council: where we are, where we are going, how we will get there, how we will know when we get there and if there are any hard deadlines along the way. Strategy and Implementation Programmes are how council will achieve goals and objectives and assist in the decision-making process for the allocation of resources to succeed. A strategy is unfunded and considered an informing document for the development of the corporate plan.







Ipswich City Council  
PO Box 191, Ipswich QLD 4305, Australia

Phone (07) 3810 6666  
[council@ipswich.qld.gov.au](mailto:council@ipswich.qld.gov.au)  
[ipswich.qld.gov.au](http://ipswich.qld.gov.au)

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