



Revenue Statement for the 2023/2024 Financial Year

Responsible Manager	Executive Director, Financial Services
Head of power	<i>Local Government Act 2009</i> <i>Local Government Regulation 2012</i>
Authorised by	Torres Strait island Regional Council
Authorised on	TBC
Implemented from	1 July 2023
Last reviewed	June 2023
Review history	2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022
To be reviewed	June 2024
Corporate Plan	Sustainability

Introduction

This revenue statement is prepared in accordance with section 104 of the *Local Government Act 2009* and sections 169(2)(b) and 172 of the *Local Government Regulation 2012 (LGR)*.

Differential General Rates – Section 172(1)(a) of the LGR

Council does not levy differential general rates.

Special rates or charges for joint government activity – Section 172(1)(b) of the LGR

Council does not levy special rates or charges for a joint government activity.

Council has leased the properties listed below to the Queensland State Government for a period of 40 years for the operation of State Government facilities. Council receives a set annual contractual payment for each dwelling or site subject to the lease arrangements in lieu of charging special rates or charges.

- 51 properties on Moa Island (Kubin)
- 9 properties on Saibai Island
- 7 properties on Mabuiag Island
- 10 properties on Boigu Island
- 8 properties on Warraber Island
- 5 properties on Poruma Island
- 21 properties on Hammond Island
- 10 properties on Mer Island
- 19 properties on Badu Island
- 25 properties on Moa Island (St Paul's)
- 7 properties on Erub Island
- 10 properties on Masig Island
- 6 properties on Lama Island
- 2 properties on Ugar Island
- 3 properties on Dauan Island

Cost-recovery fees – Section 172(1)(c) of the LGR

Cost-recovery fees are fixed to cover the costs, including allocated administrative costs, of each cost-recovery process. These fees will not be set at more than the cost to Council for providing the service or taking the action for which, the fee is charged.

The user-pays principle is to be applied in setting the fees unless the imposition of the fee is contrary to its express social, economic, environmental and other corporate goals of Council. This is considered to be the most equitable and effective revenue approach and is founded on the basis that the region's rating base cannot subsidise the specific users or clients of Council's regulatory products and services.

All cost-recovery fees set by Council are included in the Fees and Charges Register which is open for inspection at Council offices or on its website.

Council business activities – Section 172(1)(d) of the LGR

Council conducts business activities and charges business activity fees for services and facilities it provides on this basis. Business activity fees are charged where Council provides a service and the party receiving the service can elect whether or not to avail itself of the service. Business activity fees are a class of charge, which are purely commercial in application and are usually subject to the Commonwealth's Goods and Services Tax. The criteria Council uses to determine business activity fees is a combination of Council's costs to provide the service, what Council considers to be an appropriate mark up where appropriate, and the market for these types of services generally.

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

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

Outline of measures adopted by Council for raising revenue – Section 172(2)(a)(i) of the LGR

Utility Charges – Overview

Section 94(b)(ii) of the *Local Government Act 2009* provides the power for Council to levy utility charges. Utility charges are service charges relating to the provision of water, sewerage and waste management services. For avoidance of doubt utility charges are not levied on vacant land. The service charges for water, sewerage and waste as detailed below are differentiated having regard to whether they fall under the service charge category of either residential, mixed-use or commercial. Those terms are further defined in the following table:

SERVICE CHARGE CATEGORY	DESCRIPTION
Residential	Land that is occupied and used solely for residential purposes (excluding residential land the subject of a 40-year lease to the State Government).
Mixed-Use	<p>Land that is used, in part, for residential purposes and used, in part, for commercial/industrial purposes, including, but not limited to: guest houses, motels, home-run businesses and tourist facilities.</p> <p>This category includes residential properties that:</p> <ul style="list-style-type: none">a) are owned by Council where the tenant is running a business from home; orb) are owned by the occupant as a private property, a Katter Lease and includes private property where the owner/lessee is operating a business.

Commercial	<p>Land that is occupied and used for commercial/industrial purposes, including, but not limited to:</p> <ul style="list-style-type: none"> • guest houses, hotels, motels; • shops, tourist facilities, arts and culture activities; • land used by government or utility (telecommunications, electricity); <p>providers to aid in the delivery of commercial and/or government services. i.e., Education, Health, Customs, etc; or</p> <ul style="list-style-type: none"> • all other land not categorised as residential or mixed use.
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Exemptions

Churches are exempt from utility charges.

There are no other exemptions from utility charges.

Water Charges

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

- A Water Access Charge per building (noting there may be more than one Building on each property), to be levied in equal half-yearly instalments.
- A Volumetric Water Charge for water usage received by the property to be levied annually.

Water Charges	Service	Access Charge per year	Basis of Access Charge	Volumetric Charge	Basis of Volumetric Charge
Residential		\$229.00	Per Building (noting there may be more than one Building on each property)	\$0.00Kl	Per Property
Mixed-Use		\$1,145.00	Per Building (noting there may be more than one Building on each property)	\$1.58Kl	Per Property
Commercial		\$2,290.00	Per Building (noting there may be more than one Building on each property)	\$3.15Kl	Per Property

Sewerage Charges

All properties receiving sewerage services from a Council supplied network shall be levied a Sewerage Access Charge to be levied in equal half-yearly instalments as set out below.

Sewerage Service Charges	Access Charge per year	Basis of Charge
Residential	\$274.00	Per Building (noting there may be more than one Building on each property)
Mixed-Use	\$1,370.50	Per Water Closet (WC). WC is equivalent to: <ul style="list-style-type: none">• A single pedestal; or• 1.3 meters of urinal; or• One (1) to Three (3) wall hung urinals
Commercial	\$2,740.50	Per Water Closet (WC). WC is equivalent to: <ul style="list-style-type: none">• A single pedestal; or• 1.3 meters of urinal; or• One (1) to Three (3) wall hung urinals

Waste Management Charges

All properties receiving waste management services from Council shall be levied a Waste Management Service Charge per property to be levied in equal half-yearly instalments as set out below.

Waste Management Service Charges	Access Charge per year	Basis of Charge
Residential	\$152.50	Per Building (noting there may be more than one Building on each property)
Mixed-Use	\$761.50	Per Building (noting there may be more than one Building on each property)
Commercial	\$1,522.00	Per Building (noting there may be more than one Building on each property)

Concessions – Section 172(2)(a)(ii) of the LGR

Chapter 4, Part 10 of the *Local Government Regulation 2012* enables Council to grant concessions for rates or charges. Whether Council elects to grant a concession in respect of an application for a concession for rates or charges will be at Council's discretion and an application may be made to Council on one or more of the following grounds:

1. the land is owned or occupied by a pensioner;
2. the land is owned by:
 - a. an entity whose objects do not include making a profit; or
 - b. an entity that provides assistance or encouragement for arts or cultural development;
3. the payment of the rates or charges will cause hardship to the land owner;
4. the concession will encourage the economic development of all or part of the local government area;
5. the concession will encourage land that is of cultural, environmental, historic, heritage or scientific significance to the local government area to be preserved, restored or maintained;
6. the land is used exclusively for the purpose of a single dwelling house or farming and could be used for another purpose, including, for example, a commercial or industrial purpose;
7. the land is subject to a GHG tenure, mining tenement or petroleum tenure; or
8. the land is part of a parcel of land (a parcel) that has been subdivided and:
 - a. the person who subdivided the parcel is the owner of the land; and
 - b. the land is not developed land.

To be considered for a concession, eligible individuals/organisations are required to submit an Application for Concession form which can be found on Council's website. All relevant supporting documentation should be included with the application.

Concessions will be at the discretion of Council and granted by way of Council resolution upon Council being satisfied of the individual's/organisation's eligibility. Any concession granted by Council may be subject to conditions imposed by Council at its discretion.

Pensioners

Eligible pensioners may be able to receive from the Queensland State Government a subsidy of 20 per cent (up to a maximum amount of \$200 each year) of the gross rates and charges levied by Council.

Further information may be obtained from the Queensland State Government website at <https://www.qld.gov.au/community/cost-of-living-support/rates-subsidy>.

Where the State Government subsidy applies the Council will upon proof of eligibility deduct the appropriate amount off the rate notice and claim re-imbursement from the State Government.

Limitation on Increases in Service Charges – Section 172(2)(b) of the LGR

Council has not made a resolution limiting an increase of rates and charges for the 2023/2024 financial year.

Other Matters

Issue of rate notices

Council intends to issue rate notices as follows:

- Rate notices relating to Water Access, Sewerage Access and Waste Management Service Charges will be issued in equal half-yearly instalments in the 2nd and 4th quarter of the financial year
- Rate notices relating to Water Usage Notices will be issued annually in the 3rd quarter of the financial year.

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

The due date for payment is thirty-one (31) days from the date of issue of the rate notice.

Manager Responsible for Review:

Executive Director Financial Services



Adopted: 27 June 2023
Due for Revision: June 2024

James William
Chief Executive Officer