



**REGIONAL COUNCIL**

# **SPECIAL MEETING OF COUNCIL**

## **MINUTES**

**29 AUGUST 2008**



SPECIAL MEETING OF  
COUNCIL MINUTES  
29 AUGUST 2008

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EXTRAORDINARY MEETING  
OF ORDINARY COUNCIL  
MEETING MINUTES  
29 AUGUST 2008

**ATTENDANCE:**

**Councillors Present**

- **Cr Steve Jones (Mayor) (Chairperson)**
- **Cr Peter Friend**
- **Cr Jim McDonald**
- **Cr Janice Holstein**
- **Cr Dave Neuendorf**
- **Cr Tanya Milligan**
- **Cr Graham Moon**

**Other People Present**

- **Colin O'Connor, Chief Executive Officer**
- **Derek Sellers, Director, Administration, Finance & Information Services**
- **David Kay, Director, Planning & Environment**
- **Brad Domrow, Director, Community Services**
- **Gerry Franzmann, Director, Engineering Operations**
- **Clinton Weber, Director Corporate Governance**
- **Susan Boland, PA to Director Corporate Governance**

*The meeting commenced at 9.03 am*

Apology for the meeting - Cr Neuendorf

At the commencement of the meeting Cr Holstein was not present



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**ITEM NO:** 1.1  
**FILE NO:** 1.2/3/9  
**DATE:** 26 August 2008  
**TOPIC:** MAYOR'S BUDGET REPORT 2008/2009

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I am privileged to present the foundational 2008 – 2009 Budget for the Lockyer Valley Regional Council. Compiling the budget has presented significant challenges and I appreciate the way in which Councillors and Staff are working towards consolidating the operations of the former Councils.

The budget includes expenditure totaling \$83.3 million comprising capital expenditure of \$41.3 million to be invested in community assets and \$42 million for operational costs associated with the day to day costs of providing services and maintenance of community facilities.

The capital expenditure budget which is significantly higher this year includes the construction of the new Arts and Cultural Centre (\$11.65 million), and the purchase of land for the showgrounds/events centre (\$2.6 million). Both of these projects are funded significantly from state funding associated with the establishment of the correctional precinct in the shire.

The Capital Roads and Bridge works program totaling \$15.8 million is provided for roads and bridges throughout the region. This includes the replacement of Mahons Bridge and McGraths Bridge and provision for work to commence on the replacement of Steinkes Bridge.

In setting rates and charges for the year, Council has been mindful of the demands placed on household budgets with high interest rates and high petrol prices. Whilst the CPI for the twelve months to June increased by 4.5%, Council's costs have been rising well in excess of this figure.

Council is yet to see any of the savings promised by the state government associated with the forced amalgamation. Indeed, this budget provides for many costs (in excess of \$2 million) which can be directly attributed to amalgamation including:

- Upgrading and integrating computer and telephone systems
- Standardising employment conditions for Councils workforce
- Building alterations to accommodate staff
- Redeveloping planning schemes, policies, local laws
- Replacement of signage, uniforms, stationery

This budget provides for the removal of subsidies on the electricity used for street lighting due to the deregulation of the electricity market. The cost of electricity for street lights will



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increase by 70% or \$110,000 this year. The state government has provided a subsidy of \$66,000 this year to be halved next year and phased out in the following year.

Council has also budgeted to pay the Queensland Electoral Commission the \$123,000 charged to conduct the Council elections in March. This is almost twice the cost of the previous elections conducted by Gatton and Laidley in 2004.

To fund operational costs, Council has increased general rates by about 6.9%. Council feels that this is a responsible level of increase given current cost pressures on both Council operations and ratepayers. This also compares favorably with increases announced by other Local Governments in the region.

Whilst the average general rate on properties will increase by about 6.9%, some properties will see decreases, many will remain unchanged or have only minor increases. For those properties which would otherwise increase significantly, a rates cap applies to limit the maximum increase to 15% on any properties which are rated above the minimum rate. This will provide some relief to property owners whose rates have been adversely affected by previous valuation swings.

One of the very significant challenges which will be apparent to ratepayers is the standardising of rates and charges across the region. Many fees and charges were equalised in the lead up to the amalgamation. From this budget, Council has commenced the process of standardising the rating methods of the former Councils over a three year period. Over the next twelve months, Council will be considering rating options to continue the progressive transition to standard rates and charges across the region in an equitable manner.

This year will see all rates issued at six monthly intervals across the region with a 10% discount applicable for payment by the due date.

Ratepayers from the former Gatton council area will notice the introduction of differential rating. Properties have been categorised into one of a number of categories based upon whether the property is used for commercial, farming, extractive industry or other purposes. This is to assist with the transition to a standardised rating system.

Council has introduced differential rating categories for extractive industry and mining to reflect the extra demands these operations place on the community's road assets and to ensure that these properties owners pay a fair contribution towards the maintenance and upgrade of the roads.

Ratepayers in the former Laidley Council area will see the introduction of a \$20 environment levy. The funds from the levy will be applied to leverage matching subsidy funding where possible and to fund various environmental initiatives including herbicide subsidy programs, environmental weed management and land for wildlife program.

The State Government reform of the water industry in South East Queensland has had and will continue to have major implications upon the cost of water for consumers.







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**ITEM NO:** 8.2  
**FILE NO:** 1.2/3/9  
**DATE:** 26 August 2008  
**TOPIC:** ADOPTION OF 2008/2009 REVENUE STATEMENT  
**AUTHOR:** Derek Sellers  
**AUTHOR'S TITLE:** Director Finance & Corporate Governance

This statement provides an outline and explanation of the revenue raising measures adopted by Council for the 2008 – 2009 financial year.

**1. Differential General Rates**

The Lockyer Valley Regional Council will make and levy differential general rates on a bi-annual basis all rateable property within the Shire.

In recognition of the varying impact on properties in the amalgamated Council area caused by:

- the valuation of properties by the Valuer General and
- The gradual transitioning from the rating methodologies of the former Councils

Council resolves to adopt a differential rating strategy with the objective of mitigating the distorting effect that would result from the application of a uniform rate.

The categories and the criteria by which land is categorised are as follows:

CATEGORY	DESCRIPTION
1	Laidley Commercial < \$450,000 - all rateable properties in the former Laidley Shire used for commercial purposes, other than primary production, with an unimproved capital value less than \$450,000. (Primary land use code of 10 to 46 inclusive or a primary land use code of 49).
2	Laidley Commercial > or = \$450,000 - all rateable properties in the former Laidley Shire used for commercial purposes, other than primary production, with an unimproved capital value greater than or equal to \$450,000. (Primary land use code of 10 to 46 inclusive or a primary land use code of 49).
3	Sundry - all rateable properties used for sundry purposes, including, for example, permits to occupy, water storages, and pump sites.
4	Farming / Agriculture - all rateable properties in the former Laidley Shire used for farming or agricultural purposes. (Primary land use code of 60 to 71 inclusive or 73 to 89 inclusive).
5	Rural > \$120,000 - all rateable properties in the former Laidley Shire (except those in category 1, 2, 3, 4, 6A or 6B) with an unimproved capital value of greater than or equal to \$120,000.



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CATEGORY	DESCRIPTION
6A	Laidley - all other rateable properties (except those in category 1, 2, 3 and 4) within the township of Laidley as defined on map 2/06.
6B	Forest Hill - all other rateable properties (except those in category 1, 2, 3 and 4) within the township of Forest Hill as defined on map 1/06.
7	Rural Residential 1 - all rateable properties (except those in category 1, 2, 3, 4, 5, 6A or 6B) within the following localities, or part thereof, defined by map 3/06, Brightview, Forest Hill (part), Glenore Grove (part), Hatton Vale (part), Kensington Grove, Laidley (part), Laidley Heights, Laidley North, Laidley South (part) Lockrose, Plainland (part) and Regency Downs.
8	Rural Residential 2 - all other rateable properties in the former Laidley Shire not included in Category 1-7 or 12.
12	Licensed Clubs / Sports Clubs / Sports Facilities – all rateable properties with a primary land use code of 47, 48 or 50.
21	Gatton Commercial > or = \$600,000 - all rateable properties in the former Gatton Shire with an unimproved capital value of \$600,000 or greater. (Primary land use code of 10 to 46 inclusive or a primary land use code of 49).
24	Farming / Agriculture - all rateable properties in the former Gatton Shire used for farming or agricultural purposes. (Primary land use code of 60 to 71 inclusive or 73 to 89 inclusive).
25	Gatton Commercial < \$600,000 - all rateable properties in the former Gatton Shire with an unimproved capital value of less than \$600,000. (Primary land use code of 10 to 46 inclusive or a primary land use code of 49).
26	Rateable land used for extractive industry licensed for the removal of more than 100,000 tonnes of material per annum, and mining leases
27	Rateable land used extractive industry licensed for the removal of 5,001 – 100,000 tonnes of material per annum
28	Rateable land used for extractive industry licensed for the removal of up to 5,000 tonnes of material per annum
20	All other rateable properties in the former Gatton Shire not in Category 3, 12, 21, 24 - 27 inclusive.

## 2. Limitation of Increase in Rate Levied

Council recognises that the annual valuation process may result in substantial changes in valuations in some instances and this can adversely impact some property owners. Council also recognises that the transition from the rating methodologies of the former Councils may adversely impact some property owners.

Council will apply the limitation of increase powers under Section 1036 of the Local Government Act 1993 to limit any increase in the general rate levied to afford some protection to ratepayers who may otherwise be adversely affected.

## 3. Minimum General Rate

Minimum general rates are applied by Council to each differential category to ensure that all rateable properties in the Shire contribute at least an amount equivalent to the cost of providing the minimum service to the ratepayer regardless of property valuation. This ensures an equitable distribution of the general rate across all properties within the Shire.

Council exempts the following types of properties from the minimum general rate:

- Properties subject to a concessional valuation in accordance with the provisions of section 25 of the Valuation of Land Act 1944

## 4. Water Charges

Water charges are levied on all properties capable of being connected to the water reticulation system and to which Council is prepared to provide a connection. Water charges are levied on a bi-annual basis each financial year and are set at a level to fund Council's Water Program on a full cost pricing basis.

Water charges comprise a base charge levied for access to the water reticulation system and a consumption charge applied for each kilolitre of water used. To encourage conservation of water, consumption charges are based on a sliding scale such that higher water consumers pay a higher cost per kilolitre.

Unconnected vacant land, located within the water supply area, is levied a charge to recognise the ability to connect the land to the current water infrastructure.

Properties owned by religious, charitable or non-profit organisations are levied a base charge and consumption charges, if applicable, to recognise the ability of the rooms to be used for general purposes other than places of public worship or meeting rooms, and their ability to be hired to the general public.

Pro-rata water base charges will be levied in the following instances:

- Newly created parcels with the Declared Water Area
- Where the Declared Water Area is extended
- Parcels previously amalgamated for rating purposes to which a concessional water base charge is applied which subsequently become separately rated
- Parcels previously rated as Vacant Land to which a water meter is subsequently connected.



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**5. Water Charges - Preston**

Water charges are levied on properties in the Preston area which are connected or intend to connect to the water main provided by Toowoomba Regional Council. The charges are determined by Toowoomba Regional Council and are levied on a bi-annual basis each financial year.

Water charges received from properties in this area are forwarded to Toowoomba Regional Council.

**6. Sewerage Charges**

Sewerage charges are calculated on a per pedestal basis and are set at a level to fund the net cost of Council's Sewerage Program on a full cost pricing basis. The charges are levied on a bi-annual basis on all properties capable of being connected to the sewerage scheme and to which Council is prepared to provide a connection.

Vacant land, which falls within the designated sewerage area and which is not connected to the scheme, attracts a vacant land charge to recognise the ability to connect the property to the sewerage infrastructure.

The charge for extra commercial pedestals is set at a level to reflect economies of scale. Residential properties are charged only for the first pedestal.

Pro-rata sewerage charges will be levied in the following instances:

- Newly created parcels within the Sewered Area
- Were the Sewered Area is extended
- Parcels previously rated as Vacant Land which are subsequently connected to Council's sewerage scheme

**7. Waste Collection Charges**

Waste collection charges are levied on a bi-annual basis on all users of Council's waste collection services. The charges are set at a level to fund waste collection and recycling costs on a full cost pricing basis. Waste collection charges are levied bi-annually on a per service basis.

## 8. Special Charges

Council applies the following Special Charges:

### **Special Charge - Rural Fire Brigades**

To assist with the operational expenses of the Rural Fire Brigades within the Shire, Council levies a special charge, on all properties which are not subject to the State Government Fire and Community Safety Levy with the exception of:

- Properties in Differential Rating Category 3
- Mining leases valued separately to the land over which the lease applies

The proceeds from the special charge shall be remitted to the Rural Fire Brigade Groups to be distributed to each rural fire brigade to assist with meeting operational expenses.

The special charge is levied on a bi-annual basis.

### **Special Charges - Grantham West and Placid Hills Water**

In 1998-99, special charges were levied on properties falling within the areas deemed specially benefiting from the extension of water reticulation to the areas of Grantham (west of Sandy Creek) and Placid Hills.

Where a property falling within either of these areas was part of an amalgamated valuation for rating purposes as at 1 July 1998, the special water charges would not have been applied. Such a property becomes liable to be levied the special charge in the event that it is subsequently de-amalgamated and becomes separately rateable.

The proceeds of the special charges shall be applied to the costs of the reticulation extensions and water headworks to these areas.

### **Special Charge – Withcott Water**

In 2001-2002, a special charge was levied on properties falling within the area deemed specially benefiting from the extension of water reticulation to Withcott and surrounding areas.

Where a property falling within the area was part of an amalgamated valuation for rating purposes as at 1 July 2001, the special water charges would not have been applied. Such a property becomes liable to be levied the special charge in the event that it is subsequently de-amalgamated and becomes separately rateable.

The proceeds of the special charge shall be applied to the costs of the reticulation extensions and water headworks to this area.



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9. **Separate Charges**

Council applies the following Separate Charges:

**Separate Charge - State Emergency Services Levy**

To assist with the operational expenses of the Volunteer State Emergency Services Unit operating in the Lockyer Valley Regional Council area, Council levies a separate charge on all rateable land in the Shire with the exception of:

- Properties in Differential Rating Category 3
- Mining leases valued separately to the land over which the lease applies

The proceeds from the separate charge fund recurrent and capital expenditure for the Volunteer State Emergency Services Unit.

The separate charge is levied bi-annually.

**Separate Charge – Waste Management Facilities**

A Separate Charge – Waste Management Facilities applies to all land in the Shire with the exception of:

- Properties in Differential Rating Category 3
- Mining leases valued separately to the land over which the lease applies
- Non-Rateable land to which a waste collection service is not provided

The proceeds from the separate charge shall be applied to fund recurrent and capital expenditure and administration costs associated with the ongoing operation, maintenance and upgrading of Council's waste management facilities comprising landfill sites, transfer stations and rubbish bins located throughout the Shire.

The special charge is levied bi-annually.

Pro-rata waste management charges will be levied in the following instances:

- Newly created parcels
- Parcels previously amalgamated for rating purposes which subsequently become separately rated
- Where an additional waste collection service is provided

### **Separate Charge – Environmental Levy**

Council levies a separate charge on all rateable land within the Shire with the exception of:

- Properties in Differential Rating Category 3
- Mining leases valued separately to the land over which the lease applies

The proceeds from the separate charge shall be applied to fund expenditure on the development of an environmental policy framework and the implementation of physical/biological, cultural, social and economic environmental initiatives throughout the Shire including:

- Environmental works to conserve, remediate and manage significant areas
- Voluntary conservation initiatives and land care assistance in property management
- Fire, weed and waste management
- Other specific environmentally beneficial activities

The separate charge is levied bi-annually.

### **10. Discount for Prompt Payment of Rates and Charges**

Council encourages the prompt payment of rates and charges by allowing a discount of 10% on any rate or charge paid in full, together with any arrears, within 30 clear days of the issue date of the rates notice. Discount is not allowable on payments relating to overdue rates, interest, separate charge – environmental levy, separate charge – SES levy, sundry charges, water consumption charges, special water access charge, special water charges, special charge - rural fire brigades, state fire and community safety levy, or Preston Water base charge.

### **11. Discount When Special Circumstances Prevent Prompt Payment**

Council policy is that payments received after the expiration of the discount period will not receive discount. However, if a property owner demonstrates that he/she was prevented from making payment by the due date due to circumstances beyond his/her control, Council may decide to allow discount, in accordance with the provision of Section 1021 of the Local Government Act, 1993.

Each case will be determined by the Chief Executive Officer or approved delegate. Applications must be in writing and include any relevant information to support the application.

The Chief Executive Officer or delegate shall determine each application on its merits in a without prejudice manner with review rights by Council.

### **12. Interest on Overdue Rates and Charges**

Council charges interest at the rate of 11% per annum calculated on daily balances and compounded monthly on all rates and charges which remain unpaid thirty days after the expiration of the discount period and on any arrears of rates and charges.



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**13. Settlement of Rates and Charges**

Council may accept a composition or another arrangement for the payment of overdue rates upon application by letter to the Chief Executive Officer or delegate who is authorised to negotiate an arrangement for the payment of the outstanding rates and charges.

**14. Prepayment of Rates and Charges**

Council will accept payment of rates in advance, however interest shall not accrue on payments received for rates paid in advance.

**15. Remissions to Eligible Pensioners**

Upon application, a remission of rates will be granted to all eligible pensioners in accordance with the Administrative Guidelines of the Queensland State Government Pensioner Rate Subsidy Scheme.

**16. Council Remissions – Pensioners**

Council allows a remission of rates and charges to pensioners who qualify for the State Government Pensioner Rate Subsidy Scheme.

**17. Council Remissions – Sporting / Charitable / Non Profit Organisations**

Upon written application, Council will give consideration to remitting part or all of the rates and charges levied on property owned or leased by sporting, charitable, non-profit or other organisations. Each application will be considered separately.

**18. Funding Depreciation and Non Cash Expenses**

It is Council's intention to fund non-cash expenses and to fully fund depreciation to the extent necessary to ensure funding is available for replacement capital works and debt redemption.

**19. Operating Capability**

Council intends to gradually increase its operating capability to provide a continually improving level of service to the community.

**20. Commercial Charges**

Council takes into account "user pays" principles and market conditions when determining general charges for Council services and facilities.

**21. Regulatory Fees**

Council takes into account "user pays" principles and sets regulatory fees at a level sufficient to recover no more than the full cost of providing the service or taking the action for which the fee is charged. All regulatory fees set by Council are included in a Register of Regulatory Fees.

**22. Infrastructure Charges**

Council assesses the level of contribution towards physical and social infrastructure in respect of new developments during the development application approval process to ensure an equitable contribution is made by developments which increase the demand on Council infrastructure.

**23. Precepts and Other Government Levies**

Council policy is to comply with applicable legislation in the levy collection and remittance of precepts and charges payable to the State Government.

**24. National Competition Policy Implementation**

**Business Activities**

Council wishes to establish and operate certain activities on a business-like basis where this is likely to benefit the community.

Accordingly, Council resolves to apply the code of competitive conduct to the following business activities in 2008 – 2009:

**BUSINESS ACTIVITY**

**RESPONSIBILITY**

Water Supply and Sewerage  
Roads (Council)  
Roads (Contract)  
Child Care

Director - Technical Services  
Director - Engineering Operations  
Director - Engineering Operations  
Director - Child Care Centre

**Business Activity Definitions**

**Water Supply and Sewerage**

This business activity comprises all aspects of the provision and charging for water and sewerage services, including nominal ownership and management of the water and sewerage infrastructure assets. It excludes regulatory aspects of this function.

**Roads (Council)**

This business activity operates as an internal contractor for road maintenance and construction, on a fee for service basis up to 10% of the value of the works. This business activity excludes nominal ownership of the road assets.

**Roads (Contract)**

This business activity operates as an external contractor for road contracts, on a fee for service basis. This business activity excludes nominal ownership of the road assets.







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ITEM NO: 8.5  
FILE NO: 1.2/3/9  
DATE: 26 August 2008  
TOPIC: ADOPTION OF BORROWING POLICY 2008/2009  
AUTHOR: Derek Sellers  
AUTHOR'S TITLE: Director Finance & Corporate Governance

**2008 - 2009 BORROWING POLICY**

**1. Existing Loans**

All council interest bearing debt is held with the Queensland Treasury Corporation. The expected remaining terms and book values of Council's loans with the Queensland Treasury Corporation as at 1 July 2008 are as follows:

<b>Loan Description</b>	<b>Amount Outstanding</b>	<b>Remaining Term</b>
QTC (3 Year Debt Pool)	\$ 539,330	4 years
Water (15 Year Debt Pool)	\$ 116,963	19 years
Sewerage (6 Year Debt Pool)	<u>\$ 627,576</u>	8 years
Total	<u>\$1,283,869</u>	

Council has budgeted to pay out the balance of the QTC 3 Year Debt Pool during 2008 – 2009. In relation to the Water and Sewerage loans, Council has budgeted to maintain quarterly loan repayments to the Queensland Treasury Corporation to repay the debt over the remaining terms of the loans.

**2. New Borrowings**

The Budget for 2008 – 2009 includes new loan borrowings totaling \$307,000. It is anticipated that these loans will be accommodated internally from reserves. Similarly, no new external loans are projected to be raised in the forward estimates for the following four years with any financial accommodation for capital purposes being sourced internally.

**OFFICER'S RECOMMENDATION**

**That the above Borrowing Policy for 2008/2009 be adopted.**

**RESOLUTION:**

**THAT the above Borrowing Policy for 2008/2009 be adopted.**

Moved By: Cr Moon

Seconded By: Cr Friend

Resolution Number: 201

6/0

CARRIED





SPECIAL MEETING OF  
COUNCIL MEETING AGENDA  
29 AUGUST 2008

**ITEM NO:** 8.7  
**FILE NO:** 1.2/3/9  
**DATE:** 26 August 2008  
**TOPIC:** ADOPTION FOR 2008/2009 RATES & CHARGES  
**AUTHOR:** Derek Sellers  
**AUTHOR'S TITLE:** Director Finance & Corporate Governance

**1 General Rate**

(Local Government Act 1993 - Section 965)

For the twelve months ending 30 June 2009, the Council resolves to levy differential general rates on all rateable land in the Shire.

**2 Categorisation of Land**

(Local Government Act 1993 – Section 966)

The following categories, rates in the dollar and minimum general rates are adopted by Council for the levying of differential rates:

CATEGORY	DESCRIPTION	RATE IN \$	MINIMUM GENERAL RATE
1	Laidley Commercial < \$450,000 - all rateable properties in the former Laidley Shire used for commercial purposes, other than primary production, with an unimproved capital value less than \$450,000. (Primary land use code of 10 to 46 inclusive or a primary land use code of 49).	0.015	\$1,000
2	Laidley Commercial > or = \$450,000 - all rateable properties in the former Laidley Shire used for commercial purposes, other than primary production, with an unimproved capital value greater than or equal to \$450,000. (Primary land use code of 10 to 46 inclusive or a primary land use code of 49).	0.012	\$7,500
3	Sundry - all rateable properties used for sundry purposes, including, for example, permits to occupy, water storages, and pump sites.	0.015	\$ 75
4	Farming / Agriculture - all rateable properties in the former Laidley Shire used for farming or agricultural purposes. (Primary land use code of 60 to 71 inclusive or 73 to 89 inclusive).	0.0079	\$ 665
5	Rural > \$120,000 - all rateable properties in the former Laidley Shire (except those in category 1, 2, 3, 4, 6A or 6B) with an unimproved capital value of greater than or equal to \$120,000.	0.012	\$ 665

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CATEGORY	DESCRIPTION	RATE IN \$	MINIMUM GENERAL RATE
6A	Laidley - all other rateable properties (except those in category 1, 2, 3 and 4) within the township of Laidley as defined on map 2/06.	0.015	\$ 665
6B	Forest Hill - all other rateable properties (except those in category 1, 2, 3 and 4) within the township of Forest Hill as defined on map 1/06.	0.0195	\$ 665
7	Rural Residential 1 - all rateable properties (except those in category 1, 2, 3, 4, 5, 6A or 6B) within the following localities, or part thereof, defined by map 3/06, Brightview, Forest Hill (part), Glenore Grove (part), Hatton Vale (part), Kensington Grove, Laidley (part), Laidley Heights, Laidley North, Laidley South (part) Lockrose, Plainland (part) and Regency Downs.	0.015	\$ 665
8	Rural Residential 2 - all other rateable properties in the former Laidley Shire not included in Category 1-7 or 12.	0.0135	\$ 665
12	Licensed Clubs / Sports Clubs / Sports Facilities – all rateable properties with a primary land use code of 47, 48 or 50.	0.0095	\$ 665
21	Gatton Commercial > or = \$600,000 - all rateable properties in the former Gatton Shire with an unimproved capital value of \$600,000 or greater. (Primary land use code of 10 to 46 inclusive or a primary land use code of 49).	0.0095	\$7,500
24	Farming / Agriculture - all rateable properties in the former Gatton Shire used for farming or agricultural purposes. (Primary land use code of 60 to 71 inclusive or 73 to 89 inclusive).	0.0088	\$1,000
25	Gatton Commercial < \$600,000 - all rateable properties in the former Gatton Shire with an unimproved capital value of less than \$600,000. (Primary land use code of 10 to 46 inclusive or a primary land use code of 49).	0.0095	\$1,000
26	Rateable land used for extractive industry licensed for the removal of more than 100,000 tonnes of material per annum, and mining leases.	0.02	\$20,000
27	Rateable land used extractive industry licensed for the removal of 5,001 – 100,000 tonnes of material per annum.	0.02	\$10,000
28	Rateable land used for extractive industry licensed for the removal of up to 5,000 tonnes of material per annum.	0.02	\$ 2,000
20	All other rateable properties in the former Gatton Shire not in Category 3, 12, 21, 24 - 27 inclusive.	0.0095	\$ 750



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In accordance with the provisions of Section 967(4) of the Local Government Act 1993, properties subject to a concessional valuation in accordance with the Section 25 of the Valuation of Land Act 1944 are exempt from the Minimum General Rate.

**3 Limitation of Increase in the General Rate**

(Local Government Act 1993 - Section 1036)

The general rate levied for the twelve months ending 30 June 2009 is limited to no more than the general rate levied in the previous financial year, increased by 15%, provided that the limitation of increase in the general rate does not apply to properties in Differential Rate Category 3 and does not apply in the following instances:

- (a) Where the area of land changes
- (b) There is a change in the Differential Rating Category
- (c) The general rate was calculated on a valuation issued pursuant to Section 25 of the Valuation of Land Act 1944
- (d) Where the assessment is levied the Minimum General Rate in the current year

For land on which the rate levied for the previous financial year was for a period less than the full year, the general rate for the previous year will be annualised and the limitation applied to the annualised amount in accordance with Section 1036.

**4 Waste Collection Charges**

(Local Government Act 1993 - Section 973)

For the twelve months ending 30 June 2009, waste collection charges be made and levied as follows:

\$76.00 per annum per 240 litre waste collection service for all properties in the former Gatton Shire

\$110.00 per annum per 240 litre waste collection/recycling service for all properties in the former Laidley Shire

\$145.00 per annum per 240 litre commercial waste collection service for all properties in the former Laidley Shire

## 5 Sewerage Charges

(Local Government Act 1993 - Section 973)

For the twelve months ending 30 June 2009, sewerage charges be made and levied on all land capable of being connected to the sewerage reticulation scheme and to which Council is prepared to provide a connection, as follows:

<b>Residential tenement</b>	\$395.00 per annum per assessment
<b>All other buildings</b>	\$395.00 per annum for the first pedestal \$295.00 per annum for each additional pedestal
<b>Vacant land</b>	\$220.00 per annum per lot
<b>Laidley Caravan Park</b>	\$395.00 per annum for the first pedestal \$240.00 per annum for each additional pedestal
<b>Pressure Sewer Main</b>	\$295.00 per annum per assessment

## 6 Water Charges

(Local Government Act 1993 - Section 973)

For the twelve months ending 30 June 2009, the following water base charges and consumption charges be made and levied on properties connected and capable of being connected to the water reticulation system and to which Council is prepared to provide a connection:

### Gatton, Grantham, Helidon, Withcott and surrounds

#### **Residential Premises/Unlicenced Clubs**

<b>Base Charge - Full Pressure</b>	\$405.00 per annum per tenement
<b>Base Charge - Constant Flow</b>	\$290.00 per annum per tenement

#### **Other Premises (Religious/Charitable/Non-Profit)**

<b>Base Charge - Full Pressure</b>	\$243.00 per annum per tenement
<b>Base Charge - Constant Flow</b>	\$175.00 per annum per tenement

#### **Consumption Charges – Residential Premises/Unlicenced Clubs & Other**

For the first 150 kilolitres consumed per half year	\$1.30 per kilolitre per tenement
For each additional kilolitre consumed per half year	\$2.00 per kilolitre per tenement

#### **Commercial Premises**

##### **Base Charge - Full Pressure**

First tenement	\$440.00 per annum per tenement
Second to sixth tenements	\$264.00 per annum per tenement
Seventh and each additional tenement	\$220.00 per annum per tenement



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**Base Charge - Constant Flow**

First tenement	\$320.00 per annum per tenement
Second to sixth tenements	\$190.00 per annum per tenement
Seventh and each additional tenement	\$160.00 per annum per tenement

Consumption Charges - Commercial Premises

For the first 150 kilolitres consumed per half year	\$1.50 per kilolitre per tenement
For each additional kilolitre consumed per half year	\$1.80 per kilolitre per tenement

**Gatton, Grantham, Helidon, Withcott and surrounds**

**Combined Residences/Businesses serviced by one meter**

Where the combined use of a parcel of land comprises a residence and a business or businesses operating from separate tenements and serviced by one water meter, the following charges apply:

Base Charge - Full Pressure	\$440.00 per annum per Commercial Tenement
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**Consumption Charges - Combined Residences/Businesses serviced by one meter**

For the first 150 kilolitres consumed per half year	\$1.50 per kilolitre per commercial tenement
For each additional kilolitre consumed per half year	\$1.80 per kilolitre per commercial tenement

**Vacant Land**

Where vacant land can be provided with a water service and is not connected to Council's water reticulation system, the following charges apply:

**Full Pressure Contiguous Vacant Land**

For the first six lots rated on one assessment	\$270.00 per annum per lot
For the seventh and each additional lot	\$135.00 per annum per lot

**Full Pressure Non-Contiguous Vacant Land**

Lots with an area less than 2023 m <sup>2</sup>	\$270.00 per annum per lot
Lots with an area of 2023 m <sup>2</sup> or more	\$405.00 per annum per lot

**Constant Flow Contiguous Vacant Land**

For the first six lots rated on one assessment	\$180.00 per annum per lot
For the seventh and each additional lot	\$90.00 per annum per lot



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**Constant Flow Non-Contiguous Vacant Land**

Lots with an area less than 2023 m <sup>2</sup>	\$180.00 per annum per lot
Lots with an area of 2023 m <sup>2</sup> or more	\$270.00 per annum per lot

Where vacant land is connected to Council's water reticulation system, the appropriate Residential, Commercial or Other base and consumption charges apply.

**Former Laidley Shire – Excluding Forest Hill**

**Base Charge – Standard** \$390.00 per annum per tenement

**Base Charge – Concessional** \$295.00 per annum per tenement

**Base Charge – Limited Flow** \$312.00 per annum per tenement

**Base Charge – Vacant** \$390.00 per annum per lot

**Consumption Charges – Standard / Concessional / Limited Flow**

For the first 150 kilolitres consumed per half year	\$1.30 per kilolitre per tenement
For each additional kilolitre consumed per half year	\$2.00 per kilolitre per tenement

**Base Charge – Commercial** \$390.00 per annum per tenement  
capable of being individually metered

**Consumption Charges – Commercial**  
(per tenement capable of being individually metered)

For the first 150 kilolitres consumed per half year	\$1.50 per kilolitre
For each additional kilolitre consumed per half year	\$1.80 per kilolitre

**Forest Hill**

**Base Charge – Standard** \$340.00 per annum per tenement

**Base Charge – Concessional** \$255.00 per annum per tenement

**Base Charge – Vacant** \$340.00 per annum per lot

**Consumption Charges – Standard / Concessional**

For the first 150 kilolitres consumed per half year	\$1.30 per kilolitre per tenement
For each additional kilolitre consumed per half year	\$2.00 per kilolitre per tenement

**Base Charge – Commercial** \$340.00 per annum per tenement  
capable of being individually metered



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**Consumption Charges – Commercial**

(per tenement capable of being individually metered)

For the first 150 kilolitres consumed per half year	\$1.50 per kilolitre
For each additional kilolitre consumed per half year	\$1.80 per kilolitre

**Water Pipeline in the former Laidley Shire**

**Base Charge – Standard** \$390.00 per annum per tenement

**Consumption Charges – Standard**

For the first 150 kilolitres consumed per half year	\$1.30 per kilolitre per tenement
For each additional kilolitre consumed per half year	\$2.00 per kilolitre per tenement

**Base Charge – Commercial** \$390.00 per annum per tenement  
capable of being individually metered

**Consumption Charges – Commercial**

(per tenement capable of being individually metered)

For the first 150 kilolitres consumed per half year	\$1.50 per kilolitre
For each additional kilolitre consumed per half year	\$1.80 per kilolitre

**Constant Flow in the former Laidley Shire**

**Constant Flow Base Charge – Standard** \$290.00 per annum per tenement

**Constant Flow Base Charge – Concessional** \$220.00 per annum per tenement

**Constant Flow Base Charge – Vacant** \$290.00 per annum per lot

**Consumption Charges – Standard / Concessional**

For the first 150 kilolitres consumed per half year	\$1.30 per kilolitre per tenement
For each additional kilolitre consumed per half year	\$2.00 per kilolitre per tenement

**Constant Flow Base Charge – Commercial** \$290.00 per annum per tenement  
capable of being individually metered

**Consumption Charges – Commercial**

(per tenement capable of being individually metered)

For the first 150 kilolitres consumed per half year	\$1.50 per kilolitre
For each additional kilolitre consumed per half year	\$1.80 per kilolitre



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**Home Haemodialysis**

**Base Charge - as per standard base charges shown above**

**Home Haemodialysis Consumption Charges**

No charge for the first 65 kilolitres consumed per half year  
For the next 150 kilolitres consumed per half year     \$1.30 per kilolitre per tenement  
For each additional kilolitre consumed per half year     \$2.00 per kilolitre per tenement

**7     Water Supplied by Special Agreement**

Where water is supplied by special agreement, the applicable charges are those specified in the special agreement.

**8     Water Charges – Preston**

(Local Government Act 1993 - Section 973)

For the twelve months ending 30 June 2009, the charges for water to be made and levied on properties in the Preston area which are connected or intending to connect to the water main provided by Toowoomba Regional Council, be the charges as determined and advised by Toowoomba Regional Council.

**9     Water Charges – Stanbroke Beef Pty Ltd**

(Local Government Act 1993 - Section 973)

For the twelve months ending 30 June 2009 the following charges (two part tariffs) be made and levied for water in respect of the total of the following properties owned by Stanbroke Beef Pty Ltd:

Lot 20	RP25732	Por110	Vol 8006	Fol 225
Lot 2	RP32664	Por110	Vol 8006	Fol 225
Lot 1	RP141132	Por110	Vol 8006	Fol 225
Lot 2	RP 141132	Por110	Vol 8006	Fol 225
Lot 1	RP 142079	Por110	Vol 8006	Fol 225
Lot 2	RP 150335	Por110	Vol 8006	Fol 225
Lot 1	RP 156123	Por110	Vol 8006	Fol 225
Lot 3	RP 802574	Por110	Vol 8006	Fol 225
Lot 64	CC3142	Por 64	Vol 5942	Fol 239

**Special Water Access Charge \$31,530.00**

**Consumption Charges**

Standard commercial water consumption charges as detailed in clause 9.6 or as varied by separate agreement.



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**10 Special Charge – Grantham West Water**

(Local Government Act 1993 - Section 971)

For the 12 months ending 30 June 2009, a special charge of \$2,000 per assessment be made and levied on properties which:

are within the area deemed to be specially benefiting from the extension of water reticulation as identified on the Grantham Water Reticulation Plan (Sinclair Knight Merz drawing number TO04212.541 dated 19 August 1997)

*AND*

were included in an amalgamated valuation for rating purposes as at 1 July 1999 and which are separately valued and become separately rateable during the 12 months ending 30 June 2009.

The proceeds of the special charge shall be applied to the costs of reticulation extensions to the area and water headworks.

**11 Special Charge – Placid Hills Water**

(Local Government Act 1993 - Section 971)

For the 12 months ending 30 June 2009, a special charge of \$1,500 per assessment be made and levied on properties which:

are within the area deemed to be specially benefiting from the extension of water reticulation as identified on the Placid Hills Water Reticulation Plan (Sinclair Knight Merz drawing number TO04212.521 dated 19 August 1997)

*AND*

were included in an amalgamated valuation for rating purposes as at 1 July 1999 and which are separately valued and become separately rateable during the 12 months ending 30 June 2009.

The proceeds of the special charge shall be applied to the costs of reticulation extensions to the area and water headworks.

**12 Special Charge – Withcott Water**

(Local Government Act 1993 - Section 971)

For the 12 months ending 30 June 2009, a special charge of \$2,700 per assessment be made and levied on properties which:

are capable of being connected to the water reticulation system servicing the town of Withcott and surrounds and to which Council is prepared to provide a connection

*AND*

were included in an amalgamated valuation for rating purposes as at 1 February 2002 and are separately valued and become separately rateable during the 12 months ending 30 June 2009.

The proceeds of the special charge shall be applied to the costs of reticulation extensions to the area and water headworks.

### 13 **Special Charge – Gatton Rural Fire Brigades**

(Local Government Act 1993 - Section 971)

For the twelve months ending 30 June 2009, a special charge of \$30.00 per annum per assessment be made and levied on all rateable properties within the former Gatton Shire which are not required to pay the State Government Fire and Community Safety Levy, with the exception of:

- (a) Properties in Differential Rating Category 3
- (b) Mining leases valued separately to the land over which the lease applies

The overall plan for the Special Charge – Gatton Rural Fire Brigades is identified as follows:

- (a) The rateable land to which the Special Charge applies is all rateable land in the Shire which is not required to pay the State Government Fire and Community Safety Levy with the exception of:
  - Properties in Differential Rating Category 3
  - Mining leases valued separately to the land over which the lease applies
- (b) The proceeds from the Special Charge collected from properties in the former Gatton Shire shall be remitted to the Gatton Rural Fire Brigade Group to be distributed to each rural fire brigade to assist with meeting operational and capital expenses. Council retains an administration charge of \$1.25 per assessment for all properties levied the special charge to cover administration of the plan.
- (c) The time for implementing the overall plan is one year ending 30 June 2009, however the activities of the Rural Fire Brigades are ongoing and further special charges may be made in future years.
- (d) The Special Charge is intended to cover the estimated \$134,000 cost of implementing the overall plan.

### 14 **Special Charge – Laidley Rural Fire Brigades**

(Local Government Act 1993 - Section 971)

For the twelve months ending 30 June 2009, a special charge of \$20.00 per annum per assessment be made and levied on all rateable properties within the former Laidley Shire which are not required to pay the State Government Fire and Community Safety Levy, with the exception of:

- (a) Properties in Differential Rating Category 3
- (b) Mining leases valued separately to the land over which the lease applies



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The overall plan for the Special Charge – Laidley Rural Fire Brigades is identified as follows:

- (a) The rateable land to which the Special Charge applies is all rateable land in the Shire which is not required to pay the State Government Fire and Community Safety Levy with the exception of:
  - Properties in Differential Rating Category 3
  - Mining leases valued separately to the land over which the lease applies
- (b) The proceeds from the Special Charge collected from properties in the former Laidley Shire shall be remitted to the Laidley Rural Fire Brigade Group.
- (c) The time for implementing the overall plan is one year ending 30 June 2009, however the activities of the Rural Fire Brigades are ongoing and further special charges may be made in future years.
- (d) The Special Charge is intended to cover the estimated \$119,000 cost of implementing the overall plan.

**15 Separate Charge - State Emergency Service Levy**

(Local Government Act 1993 - Section 972)

For the twelve months ending 30 June 2009, a separate charge of \$12.50 per assessment be made and levied on all rateable land within the Shire with the exception of:

- Properties in Differential Rating Category 3
- Mining leases valued separately to the land over which the lease applies

The proceeds from the separate charge shall be applied to fund recurrent and capital expenditure for the Volunteer State Emergency Services Units operating within the Lockyer Valley Regional Council Area.

**16 Separate Charge – Waste Management Facilities**

(Local Government Act 1993 - Section 972)

For the 12 months ending 30 June 2009, a Separate Charge - Waste Management Facilities of \$90.00 per annum per assessment or per Waste Collection Charge, whichever is greater, be made and levied on all land in the Shire with the exception of:

- Properties in Differential Rating Category 3
- Mining leases valued separately to the land over which the lease applies

The proceeds from the separate charge shall be applied to fund recurrent and capital expenditure and administration costs associated with the ongoing operation, maintenance and upgrading of Council's waste management facilities comprising landfill sites, transfer stations and rubbish bins located throughout the Shire.

**17 Separate Charge - Environmental Levy**

(Local Government Act 1993 - Section 972)

For the twelve months ending 30 June 2009, a separate charge of \$20.00 per assessment be made and levied on all rateable land within the Shire with the exception of:

- Properties in Differential Rating Category 3
- Mining leases valued separately to the land over which the lease applies

The proceeds from the separate charge shall be applied to fund expenditure on the development of an environmental policy framework and the implementation of physical/biological, cultural, social and economic environmental initiatives throughout the Shire.

**18 Time Within Which Rates Must be Paid**

(Local Government Act 1993 - Section 1014)

For the twelve months ending 30 June 2009, Council resolves that rates and charges are due to be paid within thirty clear days of the issue date shown on the rates notice.

**19 Discount on Rates and Charges**

(Local Government Act 1993 - Section 1019)

For the twelve months ending 30 June 2009, Council allows a discount of 10% on any rate or charge paid in full by the due date together with any arrears. This is provided that discount is not allowable on payments relating to overdue rates, interest, separate charge – environmental levy, separate charge – SES levy, sundry charges, water consumption charges, special water access charge, special water charges, special charge - rural fire brigades, state fire and community safety levy, or Preston Water base charge.

**20 Interest on Overdue Rates and Charges**

(Local Government Act 1993 - Section 1018)

For the twelve months ending 30 June 2009, interest be charged at the rate of 11.0% per annum calculated on daily balances and compounded monthly on all rates and charges which remain unpaid thirty days after the expiration of the discount period and on any arrears of rates and charges.

**21 Council Remissions – Sporting / Charitable / Non Profit Organisations**

(Local Government Act 1993 - Section 1031)

Council allows a remission of rates and charges to the community, sporting and cultural organisations listed on the following page.



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ASSESSMENT NUMBER	PROPERTY OWNER	USE	PROPERTY LOCATION	DETAILS OF REMISSION	ANNUAL REMISSION
20044-00000-000	THE BOY SCOUTS ASSOCIATION	SCOUT HALL	1 WOODLANDS ROAD, GATTON	50% SEWERAGE CHARGE, 50% WATER BASE CHARGE, 50% WASTE COLLECTION & 50% WASTE MANAGEMENT	\$361.80
20253-00000-000	GATTON & DISTRICT COMMITTEE ON AGEING	SENIOR CITIZENS HALL	13 NORTH STREET, GATTON	50% SEWERAGE CHARGE	\$576.00
20254-00000-000	GATTON MERCURY THEATRE	CULTURAL FACILITY	17 NORTH STREET, GATTON	100% GENERAL RATE, 100% 1ST SEWERAGE PEDESTAL & 50% WATER BASE CHARGE	\$1,651.50
20255-00000-000	GATTON KINDERGARTEN ASSOCIATION	KINDERGARTEN	19 NORTH STREET, GATTON	50% GENERAL RATE	\$493.76
20408-50000-000	PEACE LUTHERAN CHURCH	LEASED TO ANUHA SERVICES ACTIVITY/THERAPY CENTRE	10 EAST STREET, GATTON	50% WATER BASE CHARGE - DONATION	\$198.00
21585-00000-900	GIRL GUIDES ASSOCIATION	GUIDE HALL	23 HICKEY STREET, GATTON	50% SEWERAGE CHARGES & 50% WATER BASE CHARGE	\$287.10
21986-50000-000	GRANTHAM RURAL FIRE BRIGADE	VOLUNTEER FIRE BRIGADE	CHRISTOPHER STREET, GRANTHAM	100% WATER BASE RATE, 100% WATER CONSUMPTION, 100% WASTE MANAGEMENT & 100% WASTE COLLECTION	\$545.40
22067-00000-900	GIRL GUIDES ASSOCIATION	GUIDE HALL	SCHOOL STREET, HELIDON	50% WATER BASE CHARGE & 50% SEWERAGE CHARGE	\$287.10
22289-50000-000	MURPHYS CREEK PROGRESS ASSOCIATION	CRAFT & TOURISM	MURPHYS CREEK ROAD, MURPHYS CREEK	100% GENERAL RATE, 100% SES LEVY, 100% ENVIRONMENTAL LEVY, 100% WASTE MANAGEMENT LEVY & 100% RURAL FIRE LEVY	\$818.50
22912-50000-000	GATTON SOCCER CLUB	SPORTS GROUND	20 TREATMENT PLANT ROAD, GATTON	50% SEWERAGE CHARGE & 50% WATER BASE CHARGE	\$1,083.60
12461-50000-000	LUTHERAN CHURCH	COLLEGE	4-5 FAITH AVENUE, PLAINLAND	100% OF GENERAL RATE - AS PER (FORMER LAIDLEY SHIRE) COUNCIL DECISION - PROPERTY DOES NOT QUALIFY FOR EXEMPTION UNDER THE LGA (OVER 20HA) - COUNCIL GRANTS A REMISSION ON THE BASIS OF ECONOMIC DEVELOPMENT	\$3,645.00
11973-34000-000	LOCKYER VALLEY POLOCROSSE CLUB	POLOCROSSE GROUND	GEHRKE ROAD, REGENCY DOWNS	100% OF THE GENERAL RATE - PROPERTY DOES NOT QUALIFY FOR EXEMPTION UNDER THE LGA (OVER 20HA) - COUNCIL GRANTS A REMISSION ON THE BASIS OF THE PROPERTY IS USED FOR A SPORTING ACTIVITY	\$598.50
12907-00000-000	LUCY LUCK	RESIDENCE	TREACEY ROAD, LAIDLEY HEIGHTS	100% OF THE WATER BASE RATE AS PER (FORMER LAIDLEY SHIRE) COUNCIL DECISION - WATER EASEMENT TRAVERSES THIS PROPERTY - NO BASE RATE	\$261.00
12812-00000-000	FRANTITA PTY LTD	RESIDENCE	OLD LAIDLEY-Forest HILL ROAD, LAIDLEY NORTH	100% OF THE WATER BASE RATE AS PER (FORMER LAIDLEY SHIRE) COUNCIL DECISION - WATER EASEMENT TRAVERSES THIS PROPERTY - NO BASE RATE	\$261.00
				<b>TOTAL</b>	<b>\$11,068.26</b>

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**22      Council Remissions – Pensioners**

(Local Government Act 1993 - Section 1035A)

Council allows a remission of rates and charges to pensioners who qualify for the State Government Pensioner Rate Subsidy Scheme. The Council remission for the 12 months ending 30 June 2009 is \$40.00 per assessment per annum regardless of the amount of rates and charges levied on the assessment.

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**OFFICER'S RECOMMENDATION**

**That Pursuant to Section 964 of the Local Government Act 1993, Council make and levy the above rates and charges for the twelve months ended 30 June 2009.**

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**RESOLUTION:**

**THAT Pursuant to Section 964 of the Local Government Act 1993, Council make and levy the above rates and charges for the twelve months ended 30 June 2009.**

Moved By:      Cr Holstein

Seconded By:      Cr Moon

Resolution Number: 203

6/0

CARRIED





SPECIAL MEETING OF  
COUNCIL MINUTES  
29 AUGUST 2008

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There being no further business, the meeting closed at 9.28 am.

.....  
Councillor Steve Jones  
Mayor, Lockyer Valley Regional Council

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Recorded by  
Mr C O'Connor  
Chief Executive Office