

October to December 2018

In accordance with the Local Government Act, Council is required to provide the following information to ratepayers.

## Discount for prompt payment

Pay your rates, including any arrears, by the due date and you'll receive a 5% discount on your current rates and charges (excluding the state government emergency levy, water and wastewater charges and water consumption). **Any objection or dispute in relation to rates and charges does not affect the levy, payment, and/or recovery of rates, which must be paid in full on or before the due date to receive the discount.**

## Proposed rates schedule

January-March 2019

Issue date: 16 January 2019

Due by: 15 February 2019

The proposed rates schedule is provided as a general guide only and is subject to change.

## Differential general rates

General rates are calculated using the valuation provided by the Department of Natural Resources, Mines and Energy (DNRME) and to mitigate the impact of any substantial change in the valuation, Council has resolved that the rateable value of property in Logan is calculated by averaging the valuation over three years. Council has also resolved to use provisions within the Local Government Act to rate using differential general rates. Rateable properties in Logan are categorised into differential rate categories using land use codes supplied by DNRME along with other specified criteria contained within the Differential General Rate Categories.

Those properties with rateable valuations up to and including the Minimum Rateable Valuation will be charged the Minimum General Rate applicable to the Differential General Rate Category.

General rates are calculated by multiplying the 'rateable value' with the 'cents in \$ per annum' applicable to your parcel of land as set out in the Differential General Rate Categories schedules on following pages.

The following example shows how a General Rate is calculated based on a rateable value of \$250,000:

### Example only:

$(0.3602c \text{ in } \$) \times 0.003602 \times \$250,000 \div 4 = \$225.13 \text{ per quarter}$

### \*Objection against categorisation:

If you are sure that the Differential General Rate Category you have been assigned is incorrect, then please contact Council within 30 days from the issue date on your rates notice (before the due date). The official objection form is available at Council's Customer Service counter at the Administration Centre, 150 Wembley Rd, **Logan Central** and Council's Customer Service Centres at 18-22 Honora Street, **Jimboomba**, and 105 George St, **Beenleigh** (Cnr of George St and City Rd). Alternatively, you can download the official objection form from [logan.qld.gov.au/rates](http://logan.qld.gov.au/rates).

Should you wish to appeal against Council's decision you may appeal by filing an appeal notice in the Land Court registry within 42 days. The appeal notice must be the form approved by the Land Court and you must provide a copy of the filed appeal notice to Council within 7 days of the filing.

**\*The lodgement of any objection will not affect the levy and recovery of rates which must still be paid as issued. Where the objection is upheld, an adjustment of rates will be made accordingly.**

Full details of Differential General Rates Categories, as required by the Local Government Act, are shown on the following pages.

The easy ways to pay your rates

### Via the internet

[logan.qld.gov.au](http://logan.qld.gov.au)  
credit card

**BPAY®**  
savings or cheque account

**BPAY VIEW®**  
log in to your online banking account to swap from paper rate notice to electronic notice.

### By telephone

**1300 276 468**  
credit card

**BPAY®**  
savings or cheque account

### By mail

**Post to Council**  
direct debit request  
cheque  
money order

### By app

**Pay via AusPost app**  
Download the Australia Post app available on the App Store or Google Play.

### In person

**Australia Post**  
cash; cheque; debit card; credit card  
*(Payments made at the Post Office will incur a transaction fee of \$1.92).*

**Logan City Council Admin Centre or Customer Service Centres**  
cash; cheque; money order; debit card; credit card

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## Council contact details

**Logan City Council Administration Centre**  
150 Wembley Rd, Logan Central

Open: 8am - 5pm Monday to Friday (AEST)  
General: 07 3412 3412  
Email: [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au)  
Website: [logan.qld.gov.au](http://logan.qld.gov.au)

### Beenleigh Customer Service

105 George St, Beenleigh  
(Cnr of George St and City Rd)  
Open: 8am - 4.45pm Monday to Friday (AEST)

### Jimboomba Customer Service

18 - 22 Honora St, Jimboomba  
Open: 8am - 4.45pm Monday to Friday (AEST)

Council offices are closed on public holidays.

# Differential General Rate Categories Statement

## CATEGORY - RESIDENTIAL 1

Rate cents in \$: 0.3602

Minimum Rateable Valuation \$231,260

Minimum General Rate per quarter \$208.25

**Objective** - The dominant purpose for which that land is used or intended for use is a residential use or any other purpose.

**Criteria - Other** This land is used by a household\* which includes the owner of the land.

\*Household means an individual or group of two or more related or unrelated people who reside in the dwelling (see Queensland Planning Provisions).

02 Single dwelling

05 Single dwelling - large site

08-09 Community title lot (residential)

## CATEGORY - RESIDENTIAL 2

Rate cents in \$: 0.4786

Minimum Rateable Valuation \$216,047

Minimum General Rate per quarter \$258.50

**Objective** - The dominant purpose for which that land is used or intended for use is a residential use or any other purpose.

**Criteria - Other** This land is not used by a household\* which includes the owner of the land.

Residential (dwellings) properties only, where the postal address, for service of the rate notice for the property, is not the same as the property address.

To clarify: Residential (dwellings) properties not owned by a natural person or persons (companies, trusts, QHC, QATSIH and other type of entity deemed by Council to not be equivalent to being a natural person) will be included even if the postal address is the same as the property address.

Residential (dwellings) properties in the name of a deceased estate will be included even if the postal address is the same as the property address.

When more than one property is owned by the same natural person/s residing within Logan City Council boundaries, only one (1) property shall have be categorised in the Residential 1 rate category.

\*Household means an individual or group of two or more related or unrelated people who reside in the dwelling (see Queensland Planning Provisions).

02 Single dwelling

05 Single dwelling - large site

08-09 Community title lot (residential)

## CATEGORY - MISCELLANEOUS

Rate cents in \$: 0.3602

Minimum Rateable Valuation \$231,260

Minimum General Rate per quarter \$208.25

**Objective** - Land used for miscellaneous purposes or not included in any other rating category.

**Criteria - Land Use Other**

00 Unspecified

01 Vacant urban land

04 Vacant land - large site

06 Outbuilding

32 Wharves

50 Other clubs (non-business)

51 Religious

52 Cemetery

55 Library

56 Showground/Racecourse/Airfield

57 Parks and gardens

92 Defence force establishments

94 Vacant rural land

97 Welfare home/Institution

99 Community protection centre

## CATEGORY - SUBDIVISION - NOT ALLOCATED LAND

Rate cents in \$: 0.3602

No Minimum Rateable Valuation

**Objective** - The land is not allocated.

**Criteria - Land Use category**

72 Not allocated land (Section 50 of the Land Valuation Act 2010)

## CATEGORY - MULTIPLE RESIDENTIAL DWELLING/S

Rate cents in \$: 0.5309

Minimum Rateable Valuation \$248,258

Minimum General Rate per quarter \$329.50

**Objective** - The dominant purpose for which that

land is used or intended for use as multi-residential use.

**Criteria - Land Use category**

03 Multiple dwelling/s (flats)

08-09 Community title lot (flats)

## CATEGORY - RESIDENTIAL INSTITUTIONS (up to 50 sites)

Rate cents in \$: 0.6211

Minimum Rateable Valuation \$1,666,559

Minimum General Rate per quarter \$2,587.75

**Objective** - The dominant purpose for which that land is used or intended for use as residential institution use.

**Criteria - Land Use category**

21 Residential Institution

**Criteria other:** with up to and including 50 sites

## CATEGORY - RESIDENTIAL INSTITUTIONS (51 to 100 sites)

Rate cents in \$: 1.2110

Minimum Rateable Valuation \$2,136,829

Minimum General Rate per quarter \$6,469.25

**Objective** - The dominant purpose for which that land is used or intended for use as residential institution use.

**Criteria - Land Use category**

21 Residential Institution

**Criteria other:** with 51 to 100 sites

## CATEGORY - RESIDENTIAL INSTITUTIONS (101 to 210 sites)

Rate cents in \$: 1.2214

Minimum Rateable Valuation \$3,135,500

Minimum General Rate per quarter \$9,574.25

**Objective** - The dominant purpose for which that land is used or intended for use as residential institution use.

**Criteria - Land Use category**

21 Residential Institution

**Criteria other:** with 101 to 210 sites

## CATEGORY - RESIDENTIAL INSTITUTIONS (211 to 275 sites)

Rate cents in \$: 2.3600

Minimum Rateable Valuation \$3,245,593

Minimum General Rate per quarter \$19,149

**Objective** - The dominant purpose for which that land is used or intended for use as residential institution use.

**Criteria - Land Use category**

21 Residential Institution

**Criteria other:** with 211 to 275 sites

## CATEGORY - RESIDENTIAL INSTITUTIONS (greater than 275 sites)

Rate cents in \$: 3.5296

Minimum Rateable Valuation \$3,079,216

Minimum General Rate per quarter \$27,171

**Objective** - The dominant purpose for which that land is used or intended for use as residential institution use.

**Criteria - Land Use category**

21 Residential Institution

**Criteria other:** with greater than 275 sites

## CATEGORY - FARMING

Rate cents in \$: 0.3624

Minimum Rateable Valuation \$277,594

Minimum General Rate per quarter \$251.50

**Objective** - The dominant purpose for which that land is used, or intended for use, is a farming use and the use:

(a) has a significant and substantial commercial purpose; and (b) is for the purpose of profit on a continuous or repetitive basis.

The property must have been certified by DERM in accordance with section 17 of the Valuation of Land Act 1944.

This category does not include land used for major commercial mushroom production with more than 40 employees / contractors.

**Criteria - Land Use category**

64-66 Cattle breeding and fattening

68 Dairy cattle - milk quota

69 Dairy cattle - no milk quota

74 Turf farm

75 Sugar cane

79 Orchards

80 Tropical fruits

82 Vineyards

83\* Small crops and fodder (irrigated).

84\* Small crops and fodder (non-irrigated).

85 Rural use – pigs

86 Rural use – horses

88 Forestry & logs

89 Rural use - animals (special)

## CATEGORY - POULTRY (less than 100,000 birds)

Rate cents in \$: 0.7563

Minimum Rateable Valuation \$680,814

Minimum General Rate per quarter \$1,287.25

**Objective** - Land used for poultry.

**Criteria - Land Use category**

87 Rural use – poultry

**Criteria other:** land used for poultry farming with approval for less than 100,000 birds

## CATEGORY - POULTRY (100,000 birds or more)

Rate cents in \$: 2.6419

Minimum Rateable Valuation \$389,757

Minimum General Rate per quarter \$2,574.25

**Objective** - Land used for poultry.

**Criteria - Land Use category**

87 Rural use – poultry

**Criteria other:** land used for poultry farming with approval for 100,000 or more birds

## CATEGORY - COMMERCIAL MUSHROOM FARMING

Rate cents in \$: 7.7130

Minimum Rateable Valuation \$445,002

Minimum General Rate per quarter \$8,580.75

**Objective** - Land used for major commercial mushroom production with more than 40 employees / contractors.

**Criteria - Land Use category**

83 Small crops and fodder (irrigated)

**Criteria other:** only land used for major commercial mushroom production with more than 40 employees/contractors.

84 Small crops and fodder (non-irrigated)

**Criteria other:** only land used for major commercial mushroom production with more than 40 employees/contractors.

## CATEGORY - INDUSTRIAL

Rate cents in \$: 1.4961

Minimum Rateable Valuation \$121,516

Minimum General Rate per quarter \$454.50

**Objective** - The dominant purpose for which the land is used is an industrial use, other than land uses more specifically defined.

**Criteria - Land Use category**

08-09 Community title lot (industrial)

28 Warehouse and bulk stores

29 Transport terminals

33 Builder's yard, contractors

34 Cold stores - ice works

35 General industry

36 Light industry

40 Extractive industry

95 Reservoir/Dam/Bores

## CATEGORY - OIL DEPOTS AND OFFENSIVE INDUSTRIES

Rate cents in \$: 1.6774

Minimum Rateable Valuation \$108,382

Minimum General Rate per quarter \$454.50

**Objective** - Land used for oil depots or offensive industries.

**Criteria - Land Use category**

08-09 Community title lot (industrial)

31 Oil depot

37 Noxious/Offensive industry

## CATEGORY - COMMERCIAL

Rate cents in \$: 1.6155

Minimum Rateable Valuation \$112,535

Minimum General Rate per quarter \$454.50

**Objective** - Land used for commercial purposes other than those more specifically defined.

**Criteria - Land Use category**

07 Guest house/Private hotel

08-09 Community title lot (commercial)

10 Combined multi dwelling and shops

11 Shop (single)

12 Shops – group (more than 6 shops)

13 Shopping group (2 to 6 shops)

14 Shops – main retail

15 Shops – secondary retail

17 Restaurant

18 Special tourist attraction

26 Funeral parlour

27 Hospital or Convalescent home

38 Advertising hoarding

41 Child care

43 Motel

44 Nurseries

48 Sports clubs/facilities

49 Caravan parks

58 Educational

## CATEGORY - OFFICES

Rate cents in \$: 2.0439

Minimum Rateable Valuation \$88,948

Minimum General Rate per quarter \$454.50

**Objective** - Land used for offices.

**Criteria - Land Use category**

08-09 Community title lot (offices)

25 Offices

## CATEGORY - DRIVE-IN SHOPPING CENTRES AND CAR PARKS

Rate cents in \$: 2.0902

Minimum Rateable Valuation \$86,977

Minimum General Rate per quarter \$454.50

**Objective** - Land used for a drive-in shopping centre or car park.

**Criteria - Land Use category**

08-09 Community title lot (drive-in shops, car park)

16 Drive-in shopping centre

22 Car park

## CATEGORY - SERVICE STATIONS

Rate cents in \$: 2.1154

Minimum Rateable Valuation \$85,941

Minimum General Rate per quarter \$454.50

**Objective** - Land used for a service station.

**Criteria - Land Use category**

08-09 Community title lot (service station)

30 Service stations

## CATEGORY - HOTELS & LICENSED CLUBS

Rate cents in \$: 1.8930

Minimum Rateable Valuation \$96,038

Minimum General Rate per quarter \$454.50

**Objective** - Land used for a hotel or licensed club.

**Criteria - Land Use category**

08-09 Community title lot (hotel/club etc)

42 Hotel/Tavern

47 Licensed Club

## CATEGORY - RETAIL WAREHOUSES

Rate cents in \$: 1.7479

Minimum Rateable Valuation \$104,011

Minimum General Rate per quarter \$454.50

**Objective** - Land used for a retail warehouse.

**Criteria - Land Use category**

08-09 Community title lot (warehouse)

23 Retail warehouse

## CATEGORY - OUTDOOR SALES AREAS

Rate cents in \$: 1.6573

Minimum Rateable Valuation \$109,696

Minimum General Rate per quarter \$454.50

**Objective** - Land used for an outdoor sales area.

**Criteria - Land Use category**

08-09 Community title lot (outdoor sales)

24 Outdoor sales areas

## CATEGORY - TRANSFORMERS

Rate cents in \$: 1.0406

Minimum Rateable Valuation \$174,707

Minimum General Rate per quarter \$454.50

**Objective** - Land used for transformers.

**Criteria - Land Use category**

08-09 Community title lot (transformer)

91 Transformers

## CATEGORY - SMALL STORAGE UNITS

Rate cents in \$: 1.6080

Minimum Rateable Valuation \$56,530

Minimum General Rate per quarter \$227.25

**Objective** - Storage area that is a lot in a community titles scheme other than a garage or storage room. The purpose of the lot is not for use as a habitable area. The maximum property size is 100m<sup>2</sup>.

**Criteria - Land Use category**

08-09 Community title lot

## Separate charges

### ENVIRONMENTAL CHARGE

#### \$19.35 per quarter

This helps fund Council's environmental program which includes:

- community partnership projects such as Land For Wildlife and Voluntary Conservation Agreements
- ENVIRO Grants and World Environment Day events
- waterway rehabilitation, water quality monitoring and waterway management
- acquisition of environmentally significant land
- biodiversity and threatened species management
- energy and climate change projects
- vegetation management, bushcare and bushland maintenance

### COMMUNITY SERVICES CHARGE

#### \$93.75 per quarter

This charge funds the operations, maintenance and capital requirements of council's 9 libraries and 55 community and neighbourhood centres in 68 suburbs, including the Logan Art Gallery, 3 Indoor Sports Centres, 6 aquatic centres, the Logan Entertainment Centre, Beenleigh Events Centre and other community facilities. It also helps fund social services such as sporting and community grants, school holiday activities, live well Logan initiatives, safer city programs, social infrastructure development, sport and recreation development and cultural diversity activities.

### ARE THERE ANY REBATES OR CONCESSIONS AVAILABLE ON SEPARATE CHARGES?

- Council offers a full environmental charge rebate on those properties subject to a valid and current Voluntary Conservation Agreement or Voluntary Conservation Covenant under Council's Conservation Incentives Policy for the life of the contract or covenant. This recognises that these properties provide significant environmental benefits in protecting the city's biodiversity and green spaces.
- Farming land over multiple lots within Logan City may be eligible for a reduction in the number of environmental charges and community infrastructure charges. This means a single charge may be applied for rated-together property rather than per parcel/lot of farming land. This is to encourage economic development of the whole of Logan City. Criteria applies for this concession. Please contact Council for more information.

## Special charge

### RURAL FIRE SPECIAL CHARGE

In certain parts of the city, Council collects **\$5.00 per quarter** as a Rural Fire Special Charge and distributes the funds to participating rural fire brigades to assist them in providing a rural fire service.

## Utility charges

### GARBAGE CHARGES

DOMESTIC SERVICES	Charge per quarter
Standard weekly 140 litre waste and fortnightly 140 litre or 240 litre recycle	\$68.00
Standard weekly 240 litre waste and fortnightly 140 litre or 240 litre recycle	\$71.75

Further information on other available domestic and/or commercial garbage services/charges can be obtained by phoning Council on 3412 3412.

### WATER SERVICE CHARGE

The utility charge for water supply comprises a two-part tariff that consists of a base charge and a volumetric charge. The base charge reflects the fixed costs of supply including infrastructure provision. The volumetric charge reflects the cost of the water supplied.

#### Base Charge - \$74.80 per quarter

The base charge for water supply in Council's water service area is:

- for a metered service connection, the amount specified above multiplied by the capacity factor for the service connection
- for a service connection which is not metered, the amount specified above
- where service is not connected in the water supply area, the amount specified above

Service Diameter (mm)	Capacity Factor
20 or less	1
25	1.5625
32	2.56
40	4
50	6.25
65	12.0193
80	16
100	25
150	56.25
200	100
225	126.5625
250	156.25
300	225

### WATER CONSUMPTION CHARGE

The volumetric charge for water consumption across all of Logan City is **\$3.9374 per kilolitre**.

The charge consists of two (2) separate components:

Logan City Council charge (kL)..... \$1.0224  
State Govt Bulk Water Charge (kL).... \$2.9150

For further information regarding water contact (07) 3412 3412.

### TRADE WASTE

For information and charges relating to Trade Waste, please refer to Council's website or contact (07) 3412 5666.

## WASTEWATER (SEWERAGE) CHARGE

Premises	1 unit = \$8.83 per quarter	Charge per quarter
<b>Vacant land</b> (per parcel)	15 Units	\$132.45
<b>Residential</b> Single self contained dwelling ie, house, home unit, flat, townhouse. C.E.D. Connection.	20 units each 16 units each	\$176.60 \$141.28
<b>Residential - Other</b> Multiple residential accommodation not included above ie hostel, guesthouse. First pedestal/urinal. Second and subsequent pedestals/urinals. C.E.D. Connection. First pedestal/urinal. Second and subsequent pedestals/urinals.	20 units 15 units 16 units 14 units	\$176.60 \$132.45 \$141.28 \$123.62
<b>Non-Residential</b> First pedestal/urinal. Second and subsequent pedestals/urinals. C.E.D. Connection. First pedestal/urinal. Second and subsequent pedestals/urinals.	20 units 15 units 16 units 14 units	\$176.60 \$132.45 \$141.28 \$123.62
<b>Aged Care/Nursing Home/Retirement Complex/Student Accommodation</b> Residential - Single living unit ie house, home unit, townhouse, villa, hospital room/hostel room/student accommodation room etc Each single living unit Non Residential - Office, staff areas, shops, maintenance workshops and all other facilities/areas not contained in the residential and recreational facilities categories: Each pedestal/urinal Recreational Facilities - Facilities operated and dedicated purely for the residents' communal use.	10 units 15 units Nil	\$88.30 \$132.45 Nil
<b>Caravan/Mobile Home Parks</b> For each individual site where sewerage infrastructure has been constructed and accepted by Council. Where services are provided exclusively within ablutions facilities the charge shall be for each pedestal (and equivalent urinal). Where there is a combination of service provision, an assessment shall be made by Logan Water to determine an equitable equivalent unit base related to an equivalent number of pedestals which shall be charged at the standard unit rate. A rate of 5 units per site will apply in the case of tent sites.	10 units 20 units	\$88.30 \$176.60

For more information about rates visit Council's website at [logan.qld.gov.au](http://logan.qld.gov.au).

# Pensioner discounts

## Council Pensioner Remission

### General Rate

Council offers approved pensioners on a maximum rate pension, a remission of **up to \$339.20 per year** and non-maximum rate pensioners a remission **up to \$169.60 per year**.

### Garbage Charge

Council offers approved pensioners on a maximum rate pension a remission of up to 10% per year and non-maximum rate pensioners a remission of up to 5% per year.

## State Government Subsidies

### Rates and Charges

The State Government provides a 20% subsidy on Council rates and charges (excluding Emergency Levy) to a maximum of \$200 per year for approved pensioners.

### Water

The State Government also provides an additional subsidy on water charges for approved pensioners to a maximum of \$120 per year.

### Emergency Levy

The State Government also provides a 20% subsidy on the Emergency Levy.

## Am I eligible?

To be eligible for a remission on rates the approved pensioner must be the owner/part owner or life tenant\* of the property, live on the property permanently and have one of the following:

- A current Queensland Centrelink Pensioner Concession Card or
- A Department of Veterans' Affairs Gold Card or
- A Department of Veterans' Affairs Pensioner Concession Card\*\*

\* A life tenancy can be created only by a valid will, and is effective only after the death of the property owner, or by a Supreme or Family Court Order.

\*\* You must receive a full Department of Veterans' Affairs Service and/or full Income and Assets Tested Pension to qualify for a maximum rate Council Remission.

\*\*\*Pensioners should be further advised, it is their responsibility to keep council up-to-date with changes to their pension details.

## How to apply?

Application must be made in person at:

**Logan City Council's Administration Centre**

150 Wembley Rd, Logan Central (8 am to 5 pm) or

**Council's Customer Service Centres at**

18 - 22 Honora St, Jimboomba (8 am to 4.45 pm) and

105 George St, Beenleigh (Cnr of George St and City Rd) (8 am to 4.45 pm).

Please present your rate notice and current pension concession card issued by either Centrelink or Veterans' Affairs when making your application. Applications cannot be accepted over the phone or via mail.

Your valid concession card must indicate the address of the property for which the application is being made and the name that appears on your card must be the same as it appears on your rate notice.

Please note that rate remissions are not retrospective or pro-rata and are dependent on the card start date printed on your concession card and/or the date of purchase of the property and/or the date you moved into the property. The remission is allowable on only one property at any one time.

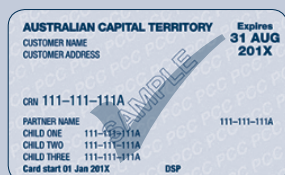
## Recently changed address?

If you have recently sold and bought another property within Logan City and previously received a remission on your former residence, you will need to apply for a rate remission on your new residence as remissions are not automatically transferred from one residence to another if you relocate.

## Further contact information

Logan City Council Concessions Enquiries (07) 3412 5230.

## Eligible cards (sample only)



Centrelink Pensioner Concession



Centrelink Pensioner Concession Card



Department of Veterans' Affairs Gold Card



Department of Veterans' Affairs Gold Card TPI

## Other charges

### PENALTY CHARGES

**Interest** of 11% pa compounding daily will be charged on all rates and charges which remain unpaid seven (7) days from the rate notice due date. **Dishonoured payment administration fees** will be charged for any cheque or payment which is dishonoured or re-presented.

### SUPPLEMENTARY CHARGES

A supplementary rate or charge occurs when there are changes to valuations and/or services available to a property. The charges are usually calculated on a pro-rata basis from the date the change takes effect.

**PLEASE NOTE:** A supplementary rate/charge is generally a "one-off" adjustment Council was unable to issue on the previous rate notice.

### STATE EMERGENCY LEVY

This levy is collected on behalf of the State Government as per the schedule contained in the Government Gazette.