

# Rates and charges information

July 2021 to June 2022

In accordance with the *Local Government Act 2009*, 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 per cent discount on your current rates and charges for the General rate, Environmental charge, Community services charge, Garbage charges and Rural fire special charge. 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 2021/2022

Issue Date	Due Date
16 July 2021	20 August 2021
15 October 2021	19 November 2021
14 January 2022	18 February 2022
14 April 2022	20 May 2022

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 Resources (DOR) 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 2009* to rate using differential general rates. Rateable properties in Logan are categorised into differential rate categories using land use codes 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 the dollar 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 \$280,000:

### Example only:

$(0.3636c \text{ in } \$) 0.003636 \times \$280,000 \div 4 = \$254.52 \text{ per quarter}$

### \*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 2009* are shown on the following pages.

## Easy ways to pay your rates

### Via the internet

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

credit card

**Bpay**<sup>®</sup>

savings or cheque account

**Bpay View**<sup>®</sup>

log in to your online banking account to swap from paper rate notice to electronic notice.

### By telephone

**1300 276 468**

credit card

**Bpay**<sup>®</sup>

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

**Logan City Council Administration Centre or Customer Service Centres**

cash; cheque; money order; debit card; credit card

<sup>\*</sup>Registered to BPAY Pty Ltd ABN 69 079 137 518.

## Council contact details

**Logan City Council Administration Centre**

150 Wembley Rd, Logan Central

Open: 8am–5pm Monday to Friday (AEST)

Postal address: PO Box 3226, Logan City DC Qld 4114

Phone: 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 \$: 0.3636

Minimum Rateable Valuation \$264,576

Minimum General Rate per quarter \$240.50

**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 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).

01	Vacant urban land
02	Single dwelling
04	Vacant land - large site
05	Single dwelling - large site
06	Outbuilding
08-09	Community title lot (residential)

## CATEGORY - RESIDENTIAL 2

Rate cents in \$: 0.4803

Minimum Rateable Valuation \$248,803

Minimum General Rate per quarter \$298.75

**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. Owners that reside on the property may request an owner occupied rate type to be applied to their residential property. This pertains to residential properties owned by a trust or a company where the trustees or company owners reside on the property.

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 been 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 \$: 0.3636

Minimum Rateable Valuation \$264,576

Minimum General Rate per quarter \$240.50

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

**Criteria - Land Use Other**

00	Unspecified
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
97	Welfare home/Institution
99	Community protection centre
08-09	Community title lot (residential)

## CATEGORY - SUBDIVISION - NOT ALLOCATED LAND

Rate cents in \$: 0.3636

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)
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## CATEGORY - MULTIPLE RESIDENTIAL DWELLING/S

Rate cents in \$: 0.5488

Minimum Rateable Valuation \$277,515

Minimum General Rate per quarter \$380.75

**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 \$: 0.3996

Minimum Rateable Valuation \$2,705,205

Minimum General Rate per quarter \$2,702.50

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

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

Rate cents in \$: 1.0589

Minimum Rateable Valuation \$2,551,705

Minimum General Rate per quarter \$6,755.00

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

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

Rate cents in \$: 1.4094

Minimum Rateable Valuation \$2,909,039

Minimum General Rate per quarter \$10,250.00

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

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

Rate cents in \$: 1.6369

Minimum Rateable Valuation \$4,886,065

Minimum General Rate per quarter \$19,995.00

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

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

Rate cents in \$: 1.5622

Minimum Rateable Valuation \$7,264,115

Minimum General Rate per quarter \$28,370.00

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

## CATEGORY - FARMING

Rate cents in \$: 0.3946

Minimum Rateable Valuation \$294,222

Minimum General Rate per quarter \$290.25

**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 DOR 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
67	Goats
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)
94	Vacant rural land

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

Rate cents in \$: 1.3069

Minimum Rateable Valuation \$455,046

Minimum General Rate per quarter \$1,486.75

**Objective** - Land used for poultry.

**Criteria - Land Use category**

87	Rural use – poultry
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**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 \$: 2.9243

Minimum Rateable Valuation \$406,661

Minimum General Rate per quarter \$2,973.00

**Objective** - Land used for poultry.

**Criteria - Land Use category**

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

## CATEGORY - COMMERCIAL MUSHROOM FARMING

Rate cents in \$: 8.9071

Minimum Rateable Valuation \$445,005

Minimum General Rate per quarter \$9,909.25

**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 \$: 1.5452

Minimum Rateable Valuation \$135,905

Minimum General Rate per quarter \$525.00

**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 - SERVICE STATIONS, OIL DEPOTS AND OFFENSIVE INDUSTRIES

Rate cents in \$: 1.6728

Minimum Rateable Valuation \$125,538

Minimum General Rate per quarter \$525.00

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

**Criteria - Land Use category**

08-09	Community title lot (industrial or service station)
31	Oil depot
37	Noxious/Offensive industry
30	Service stations

## CATEGORY - COMMERCIAL & OFFICES

Rate cents in \$: 1.7913

Minimum Rateable Valuation \$117,233

Minimum General Rate per quarter \$525.00

**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
25	Offices
26	Funeral parlour
27	Private Hospital or Convalescent Home
38	Advertising hoarding
41	Child care
43	Motel
44	Nurseries
48	Sports clubs/facilities
49	Caravan parks
58	Commercial Educational

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

Rate cents in \$: 2.1569

Minimum Rateable Valuation \$97,362

Minimum General Rate per quarter \$525.00

**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 - HOTELS & LICENSED CLUBS

Rate cents in \$: 2.0852

Minimum Rateable Valuation \$100,710

Minimum General Rate per quarter \$525.00

**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 & OUTDOOR SALES AREAS

Rate cents in \$: 1.8829

Minimum Rateable Valuation \$111,530

Minimum General Rate per quarter \$525.00

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

**Criteria - Land Use category**

08-09	Community title lot (warehouse or outdoor sales)
23	Retail warehouse
24	Outdoor sales areas

## CATEGORY - TRANSFORMERS

Rate cents in \$: 1.1517

Minimum Rateable Valuation \$182,339

Minimum General Rate per quarter \$525.00

**Objective** - Land used for transformers.

**Criteria - Land Use category**

08-09	Community title lot (transformer)
91	Transformers

## CATEGORY – MINOR STORAGE UNITS

Rate cents in \$: 2.0330

Minimum Rateable Valuation \$51,648

Minimum General Rate per quarter \$262.50

**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
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## Separate charges

### Environmental charge

#### \$20.10 per quarter

This helps fund Council's environmental program which includes:

- community partnership projects such as Land For Wildlife and Voluntary Conservation Agreements
- EnviroGrants 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

#### \$100.95 per quarter

This charge funds the operations, maintenance and capital requirements of council's 9 libraries and 55 community and neighbourhood centres in 70 suburbs, including Logan Art Gallery, 3 Indoor Sports Centres, 6 aquatic centres, 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 charges

### Rural fire special charge

In certain parts of the city, Council collects **\$7.50 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.

### Trade waste

For information and charges relating to Trade Waste, please refer to Council's website or contact (07) 2899 7738.

## Utility charges

### Garbage charges

Domestic charges	Charge per quarter
Standard weekly 140 litre waste and fortnightly 140 litre or 240 litre or 360 litre recycle	\$69.50
Standard weekly 240 litre waste and fortnightly 140 litre or 240 litre or 360 litre recycle	\$73.50

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 - \$75.54 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 available but not connected, the amount specified above

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

### Water usage

The volumetric charge for water usage across all of the City of Logan is **4.2534 per kilolitre**.

The charge consists of two (2) separate components:

Logan City Council charge (kL).....	\$1.0224
State Govt Bulk Water Charge (kL)..	\$3.2310

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

Premises	1 unit = \$8.90 per quarter	Charge per quarter
<b>Vacant land</b> (per parcel)	15 Units	\$133.50
<b>Residential</b> Single self contained dwelling ie, house, home unit, flat, townhouse. C.E.D. Connection.	20 units each 16 units each	\$178.00 \$142.40
<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	\$178.00 \$133.50 \$142.40 \$124.60
<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	\$178.00 \$133.50 \$142.40 \$124.60
<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	\$89.00 \$133.50 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	\$89.00 \$178.00

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

# Pensioner discounts

## Council pensioner remission

### General rate

Council offers approved pensioners on a maximum rate pension, a remission of **up to \$363.60 per year** and non-maximum rate pensioners a remission **up to \$181.80 per year**.

### Garbage charge

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

## State government subsidies

### Rates and charges

The state government provides a 20 per cent 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 per cent 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?

Applications can be made online via Council's website or in person at:

### Logan City Council Administration Centre

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

### Council 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 Department of Veterans' Affairs when making your application.

Applications cannot be accepted over the phone.

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 the City of Logan 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



Department of Veterans' Affairs  
Gold Card

## Other charges

### Penalty charges

**Interest** of 8.03 per cent per annum 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.