

July 2020 to June 2021

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 2020-2021

Issue Date	Due Date
10 August 2020	18 September 2020
21 October 2020	20 November 2020
15 January 2021	19 February 2021
15 April 2021	21 May 2021

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 \$260,000:

Example only:

$(0.3538c \text{ in } \$) \times 0.003538 \times \$260,000 \div 4 = \$229.97 \text{ per quarter}$

*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.

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
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

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

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

Open: 8am - 5pm Monday to Friday (AEST)

General: 07 3412 3412

Email: council@logan.qld.gov.au

Website: 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 \$: 0.3538

Minimum Rateable Valuation \$255,229

Minimum General Rate per quarter \$225.75

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 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 \$: 0.4637

Minimum Rateable Valuation \$241,967

Minimum General Rate per quarter \$280.50

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. 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 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 \$: 0.3538

Minimum Rateable Valuation \$255,299

Minimum General Rate per quarter \$225.75

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 \$: 0.3538

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 \$: 0.5320

Minimum Rateable Valuation \$268,797

Minimum General Rate per quarter \$357.50

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 \$: 0.5125

Minimum Rateable Valuation \$2,063,415

Minimum General Rate per quarter \$2,643.75

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 \$: 1.0112

Minimum Rateable Valuation \$2,614,419

Minimum General Rate per quarter \$6,609.25

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 \$: 0.9408

Minimum Rateable Valuation \$4,263,605

Minimum General Rate per quarter \$10,028

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 \$: 1.8403

Minimum Rateable Valuation \$4,252,241

Minimum General Rate per quarter \$19,563.50

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

Criteria other: with 211 to 275 sites

CATEGORY - RESIDENTIAL INSTITUTIONS (greater than 275 sites)

Rate cents in \$: 2.2177

Minimum Rateable Valuation \$5,006,854

Minimum General Rate per quarter \$27,759.25

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 greater than 275 sites

CATEGORY - FARMING

Rate cents in \$: 0.3769

Minimum Rateable Valuation \$289,201

Minimum General Rate per quarter \$272.50

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
- 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 \$: 1.2450

Minimum Rateable Valuation \$448,353

Minimum General Rate per quarter \$1,395.50

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 \$: 2.7855

Minimum Rateable Valuation \$400,754

Minimum General Rate per quarter \$2,790.75

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 \$: 8.3611

Minimum Rateable Valuation \$445,001

Minimum General Rate per quarter \$9,301.75

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 \$: 1.5004

Minimum Rateable Valuation \$131,365

Minimum General Rate per quarter \$492.75

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 \$: 1.7217

Minimum Rateable Valuation \$114,480

Minimum General Rate per quarter \$492.75

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 \$: 1.7427

Minimum Rateable Valuation \$113,100

Minimum General Rate per quarter \$492.75

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 Hospital or Convalescent home
- 38 Advertising hoarding
- 41 Child care
- 43 Motel
- 44 Nurseries
- 48 Sports clubs/facilities
- 49 Caravan parks
- 58 Educational

CATEGORY - DRIVE-IN SHOPPING CENTRES AND CAR PARKS

Rate cents in \$: 2.0770

Minimum Rateable Valuation \$94,896

Minimum General Rate per quarter \$492.75

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 \$: 2.0171

Minimum Rateable Valuation \$97,715

Minimum General Rate per quarter \$492.75

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 \$: 1.7978

Minimum Rateable Valuation \$109,634

Minimum General Rate per quarter \$492.75

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 \$: 1.1016

Minimum Rateable Valuation \$178,922

Minimum General Rate per quarter \$492.75

Objective - Land used for transformers.

Criteria - Land Use category

- 08-09 Community title lot (transformer)
- 91 Transformers

CATEGORY - MINOR STORAGE UNITS

Rate cents in \$: 1.9083

Minimum Rateable Valuation \$51,669

Minimum General Rate per quarter \$246.50

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 100m².

Criteria - Land Use category

- 08-09 Community title lot

Separate charges

ENVIRONMENTAL CHARGE

\$19.95 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

\$98.50 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 **\$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) 3412 5666.

Utility charges

GARBAGE CHARGES

DOMESTIC SERVICES	Charge per quarter
Standard weekly 140 litre waste and fortnightly 140 litre or 240 litre recycle	\$69.50
Standard weekly 240 litre waste and fortnightly 140 litre or 240 litre recycle	\$73.50

The Queensland Government has introduced a waste levy of \$75.00 per tonne that will apply from 1 July 2019.

Users of commercial waste collection services will note that rate charges have increased by significantly more than CPI.

The rate charge has been increased to ensure that Council can meet the waste levy liability payable to the Queensland Government. Businesses are encouraged to reduce waste by contacting ecoBiz, which is a program funded by the Queensland Government to help businesses save money across their energy, water and bills.

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 available but not connected, 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 **\$4.1444 per kilolitre**.

The charge consists of two (2) separate components:

Logan City Council charge (kL)..... \$1.0224

State Govt Bulk Water Charge (kL)... \$3.1220

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

WASTEWATER (SEWERAGE) CHARGE

Premises	1 unit = \$8.90 per quarter	Charge per quarter
Vacant land (per parcel)	15 Units	\$133.50
Residential Single self contained dwelling ie, house, home unit, flat, townhouse. C.E.D. Connection.	20 units each 16 units each	\$178.00 \$142.40
Residential - Other 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
Non-Residential 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
Aged Care/Nursing Home/Retirement Complex/Student Accommodation 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
Caravan/Mobile Home Parks 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.

Pensioner discounts

Council Pensioner Remission

General Rate

Council offers approved pensioners on a maximum rate pension, a remission of **up to \$356.40 per year** and non-maximum rate pensioners a remission **up to \$178.20 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



Department of Veterans' Affairs Gold Card

Other charges

PENALTY CHARGES

Interest of 8.53% 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.