

Policy



STRATEGIC

RATING CATEGORY IDENTIFICATION POLICY FOR FINANCIAL YEAR 2024-2025

Head of Power

Local Government Act 2009

Local Government Regulation 2012

Key Supporting Council Document

Lockyer Valley Regional Council Corporate Plan 2022 – 2027:

Lockyer Leadership and Council –

- *To be financially sustainable*

Definitions

Reference in this policy to the term 'Land Use Codes' means those land use codes as given to Council by the Department of Natural Resources, Mines and Energy and recorded in Council's land record kept under the *Local Government Act 2009*.

Policy Objective

The purpose of this policy is to provide guidance to Lockyer Valley Regional Council (Council) and its delegate in the exercise of identifying the rating category to which each parcel of rateable land in Council's local government area belongs for the financial year 2024/2025.

This policy should be read in conjunction with Section 81(4) and (5) of the *Local Government Regulation 2012* and with Council's Revenue Statement for the financial year 2024/2025 (Revenue Statement).

This policy does not limit the way in which Council identifies the rating category to which each parcel of rateable land in Council's local government area belongs.

Section 81(5) of the *Local Government Regulation 2012* allows Council to undertake the identification exercise specified in section 81(4) of that Regulation in a way Council considers appropriate.

Policy Statement

In undertaking the exercise required under section 81(4) and (5) *Local Government Regulation 2012*, Council will have regard to the Revenue Statement.

In the Revenue Statement, the rating categories and descriptions for rateable land associated with the levying of differential general rates for the financial year 2024/2025 have been set out in Table 1 of that document. Council has adopted the categories and descriptions by resolution passed at its budget meeting for 2024/2025.

The matters set out in the table below are intended to provide guidance to Council and its delegate in identifying the rating category to which each parcel of rateable land in Council's local government area belongs for the financial year 2024/2025.

The Land Use Codes referred to for each category are those which describe uses which will generally correspond with the description for the category. However, it is the actual use which determines the correct category. If in any case the use described by the assigned Land Use Code is found to not reflect the actual land use, categorisation must be based on the category and description which correspond to the actual use.

Table:

Number of Rating Category for FY2024/2025 in the Revenue Statement	Name of Rating Category for FY2024/2025 in the Revenue Statement	Guidance for identifying the Rating Category to which each parcel of rateable land in Council's local government area belongs for FY2024/2025
101a	Rural Residential ≤ \$140,000	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 2, 3, 5, 8, or 9
101b	Rural Residential ≥ \$140,001 & ≤ \$375,000	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 2, 3, 5, 8, or 9
101c	Rural Residential ≥ \$375,001	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 2, 3, 5, 8, or 9
102a	Urban Residential ≤ \$120,000	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 2, 3, 5, 8, or 9
102b	Urban Residential ≥ \$120,001 & ≤ \$270,000	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 2, 3, 5, 8, or 9
102c	Urban Residential ≥ \$270,001	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 2, 3, 5, 8, or 9
103a	Non-Principal Place of Residence Urban Residential ≤ \$120,000	The Description for this category in the Revenue Statement
103b	Non-Principal Place of Residence Urban Residential ≥ \$120,001 & ≤ \$270,000	The Description for this category in the Revenue Statement
103c	Non-Principal Place of Residence Urban Residential ≥ \$270,001	The Description for this category in the Revenue Statement
103d	Non-Principal Place of Residence Rural Residential ≤ \$140,000	The Description for this category in the Revenue Statement
103e	Non-Principal Place of Residence Rural Residential ≥ \$140,001 & ≤ \$375,000	The Description for this category in the Revenue Statement
103f	Non-Principal Place of Residence Rural Residential	The Description for this category in the Revenue Statement

	>/=\$375,001	
104a	Urban Vacant land </= \$120,000	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 1, 3, 4, 6, 8, 9, or 94
104b	Urban Vacant land >/= \$120,001 & </= \$270,000	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 1, 3, 4, 6, 8, 9, or 94
104c	Urban Vacant land >/= \$270,001	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 1, 3, 4, 6, 8, 9, or 94
104d	Rural Vacant Land </=\$140,000	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 1, 3, 4, 6, 8, 9, or 94
104e	Rural Vacant Land >/= \$140,001 & </=\$375,000	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 1, 3, 4, 6, 8, 9, or 94
104f	Rural Vacant Land >/=\$375,001	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 1, 3, 4, 6, 8, 9, or 94
105	Multiple Dwellings	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 2, 3, 5, 8, or 9
106a	Commercial </= \$1.5Million	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 10 to 32, 34, or 37 to 46
106b	Commercial > \$1.5Million	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 10 to 32, 34, or 37 to 46
107a	Supermarkets and Retail Warehouses </= \$375,000	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 10 to 15, 17 to 27 but not Land with Land Use Code 16
107b	Supermarkets and Retail Warehouses >/= \$375,001 & </= \$1Million	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 10 to 15, 17 to 27 but not Land with Land Use Code 16
107c	Supermarkets and Retail Warehouses > \$1 Million	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 10 to 15, 17 to 27 but not Land with Land Use Code 16
108a	Shopping Centres </= 7000 sq m	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 16
108b	Shopping Centres >/= 7001 sq m	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 16
109a	Service Stations/Garages </= \$500,000	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 30 or 31
109b	Service Stations/Garages >/= \$500,001	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 30 or 31

110a	Accommodation – Caravan parks, Camping and Workers Accommodation	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 7 or 49
110b	Accommodation – Motels	(b) Land with Land Use Code 7 or 49 (b) Land with Land Use Code 43
110c	Accommodation – Nursing Homes	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 27
111a	Animal Farming </>=\$830,000	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 60 to 70, 85 to 87, or 89
111b	Animal Farming >/>=\$830,001	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 60 to 70, 85 to 87, or 89
112a	Crop Farming </>=\$750,000	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 71, 73 to 84, 88, 90, or 93
112b	Crop Farming >/>= \$750,001	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 71, 73 to 84, 88, 90, or 93
113a	Intensive Agriculture Poultry </>=200,000 birds	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 87
113b	Intensive Agriculture Poultry >/>= 200,001 birds	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 87
113C	Intensive Agriculture Piggeries >/>= / 3,001 SPU	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 85
113d	Intensive Agriculture Piggeries </>=3,000 SPU	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 85
114	Farming/Agriculture On Farm Packing Operation	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 71 to 84
115a	Extractive & Mining Lease > 100,000 tonnes	The Description for this category in the Revenue Statement
115b	Extractive & Mining Lease >/>= 5,001 & </>= 100,000 tonnes	The Description for this category in the Revenue Statement
115c	Extractive & Mining Lease </>=5,000 tonnes	The Description for this category in the Revenue Statement
116a	Noxious/Offensive Industry – Explosive Factory	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 35 to 40
116b	Noxious/Offensive Industry - Abattoirs	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 35 to 40
116c	Noxious/Offensive Industry - Other	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 35 to 40

117	Power Stations	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 91
118	Transmission & Gas Compressor Sites	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 10 to 27, or 91
119a	Sporting Clubs & Facilities	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 48 or 50
119b	Licensed Clubs & Sporting Clubs	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 47 or 48
120	Sundry Purposes	The Description for this category in the Revenue Statement
121	Land which is subject to Chapter 2 Part 2	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 72
122	Industrial	(a) The Description for this category in the Revenue Statement (b) Land with Land Use Code 32, 35, or 36

Human Rights

Council is committed to respecting, protecting and promoting human rights. Council has an obligation under the Human Rights Act 2019 to give proper consideration to human rights when making a decision, and to act and make decisions in a way that is compatible with human rights. To the extent that an act or decision under this policy may engage human rights, Council will have regard to the Human Rights Act 2019 in undertaking the act or making the decision.

Related Documents

Local Government Act 2009

Local Government Regulation 2012

2024-2025 Revenue Statement