

SPECIAL BUDGET MEETING	1
30 JUNE 2011	

STRUCTURE OF GENERAL RATING CATEGORIES FOR 2011/12

Rob Reilly: 17/9/15-01 #2780123

RECOMMENDATION:

That Council adopts the following categories and descriptions for the purpose of levying differential general rates for 2011/12.

<u>Category</u>	<u>Description</u>
• Residential A -	Residential properties with a valuation from \$1 to \$490,000.
• Residential B -	Residential properties with a valuation from \$490,001 to \$735,000.
• Residential C -	Residential properties with a valuation from \$735,001 to \$975,000.
• Residential D -	Residential properties with a valuation from \$975,001 to \$1,220,000.
• Residential E -	Residential properties with a valuation from \$1,220,001 to \$1,465,000.
• Residential F -	Residential properties with a valuation from \$1,465,001 to \$1,710,000.
• Residential G -	Residential properties with a valuation from \$1,710,001 to \$1,955,000.
• Residential H -	Residential properties with a valuation from \$1,955,001 to \$2,200,000.
• Residential I -	Residential properties with a valuation greater than \$2,200,000.
• Residential J -	Residential properties not subject to banding.
• Residential K -	Residential properties that are building units.
• Residential L -	Multi Unit Dwellings (Flats).
• Residential M -	Residential land which is subject to section 50 of the <i>Land Valuation Act 2010</i> .
• Residential Q -	Land situated at the South Arm and the Heads of the Daintree River that has a land use code of 0600 and is held as a Permit to Occupy.
• Commercial B -	Major Shopping Centres over 34,999m2 Gross Lettable Area – Retail (“GLAR”).
• Commercial D -	Commercial properties located within the Inner City.
• Commercial E -	Commercial properties not included in Commercial Categories B, D, F, G & H.

- **Commercial F - Properties used by Not for Profit Recreation, Sporting and Community Groups that are eligible for Rates Based Financial Assistance.**
 - **Commercial G - Major Shopping Centres over 20,000m2 and less than 35,000m2 GLAR.**
 - **Commercial H - Shopping Centres with a secondary land use of Marina with a total area over 5ha.**
 - **Rural Productive - All properties which are used predominantly for Primary Production.**
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INTRODUCTION:

In accordance with section 94 of the *Local Government Act 2009* and sections 14 and 15 of the *Local Government (Finance, Plans and Reporting) Regulation 2010* and with Council's rate modelling, the following categories and descriptions are submitted to Council for adoption for the 2011/12 rating year.

<u>Category</u>	<u>Description</u>
• Residential A -	Residential properties with a valuation from \$1 to \$490,000.
• Residential B -	Residential properties with a valuation from \$490,001 to \$735,000.
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• Residential G -	Residential properties with a valuation from \$1,710,001 to \$1,955,000.
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• Commercial D -	Commercial properties located within the Inner City.

- Commercial E - Commercial properties not included in Commercial Categories B, D, F, G & H.
- Commercial F - Properties used by Not for Profit Recreation, Sporting and Community Groups that are eligible for Rates Based Financial Assistance.
- Commercial G - Major Shopping Centres over 20,000m² and less than 35,000m² GLAR.
- Commercial H - Shopping Centres with a secondary land use of Marina with a total area over 5ha.
- Rural Productive - All properties which are used predominantly for Primary Production.

John Rehn

Acting Manager Financial Services

Sarah Philpott

General Manager Corporate Services

Lyn Russell *PSM*

Chief Executive Officer