

Budget 2015/16

Shaping our future
vibrant, green, diverse.

June 2015 edition



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Acknowledgements

Council wishes to thank all contributors and stakeholders involved
in the development of
this document.

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Cover images

Top to bottom: **1.** Ewen Maddock Dam. **2.** Simpson Street,
Beerwah. **3.** Maroochydore City Centre – Artist impression.
4. Alexandra Headland to Mooloolaba Spit.

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Media Releases – At Budget Adoption

Budget shapes Sunshine Coast’s visionary future

Sunshine Coast Council, one of Queensland’s most financially-sound local governments, has delivered a budget which will continue to grow the local economy and create better paying jobs, protect the region’s environment and lifestyle and fund game-changing projects to benefit generations to come.

The council will also give money back to ratepayers in the form of a carbon tax rebate and has dropped some waste charges to help the environment.

The bottom line rate increase for the majority of ratepayers will be 1.5% - or just \$1.65 on the July rates notice.

The budget includes a \$183 million capital works program.

Mayor Mark Jamieson said the \$588 million 2015/16 budget balanced delivering its important core responsibilities with implementing a visionary direction to shape the region’s future.

“This is a budget that has the community of today and tomorrow at its very heart,” Mayor Jamieson said.

“It is no secret we are on the cusp on one of the most important chapters in the region’s history and today’s budget sets us up to achieve our goal of becoming Australia’s most sustainable region – vibrant, green, diverse.

“There is no other council in Australia delivering such game-changing projects such as the Sunshine Coast Solar Farm and the SunCentral Maroochydore City Centre – the only greenfield CBD in the nation at this time – which will significantly benefit future generations.

“Council is investing \$32 million to begin works at SunCentral Maroochydore City Centre which will create 10,000 jobs over the life of the project.

“And while game-changing projects are important, at the very core of this budget is a focus on delivering infrastructure and services to cater for our growing population.

“To achieve this, council has allocated \$98 million to maintain, renew and replace roads, pathways and stormwater.

“There’s also more than \$40 million for economic initiatives including major events, airports and holiday parks and to help businesses already here and attract new ones.

“Our ongoing environmental work will continue with an allocation of \$74 million to protect our greatest assets – our beaches, our bushland and our way of life.

“There’s \$58 million to maintain, renew and replace council’s many parks and gardens and sporting facilities, and more than \$34 million for libraries, galleries and community facilities.

“Community programs and events will be allocated more than \$6 million, placing a premium on arts and sports and giving a helping hand to our groups, associations and clubs who help others.”

Mayor Jamieson said the majority of ratepayers would pay the minimum general rate of \$1,110 per annum.

“A standard 240 litre wheelie bin will increase by \$6.90 per annum.

“We are keeping the early bird and pensioner discounts and the transport, environment and heritage levies are unchanged.”

Council will also refund more than \$2 million in carbon tax charges so ratepayers with a waste service will receive a \$17 rebate on their July rate notice.

Mayor Jamieson said after taking all changes into account, the majority of ratepayers would receive an increase of \$1.65 on their July rate notice compared to the same period last year.

The overall annual increase will be \$20.30 after discount.

“To achieve council’s vision to become Australia’s most sustainable region, council is committed to reducing waste going into our landfills and encouraging our residents to reduce, reuse and recycle wherever possible,” Mayor Jamieson said.

“Council will introduce a number of incentives to help our residents do just that.

“The garden waste bin charge has been reduced from \$70 to \$60 per annum to encourage more residents to make use of this service.

“You can now dispose of your unwanted mattress and non-degassed fridge for free.

“And clean timber loads and clean plasterboard loads have each been reduced from \$161 per tonne to \$50 per tonne.

“The Tourism and Major Events Levy has risen by 10% and will affect 10% of ratepayers,” he said.

“Council will invest \$1.4 million in major events this year which will benefit the whole economy.”

Deputy Mayor and Finance Portfolio Councillor Chris Thompson said the budget continued council’s investment in the region’s future.

“The game-changer projects such as the SunCentral Maroochydore, Sunshine Coast Solar Farm and the Sunshine Coast Airport expansion put us in the spotlight, ensuring our region takes centre stage,” Cr Thompson said.

“Watch this space as the foundations we have laid move us forward, benefitting generations to come, creating a strong and prosperous economy and the employment opportunities that come with that.

“Thanks to prudent financial management, Sunshine Coast Council is in great shape which enables us to invest in such significant projects.

“This council has received five consecutive unqualified audits. We have been awarded the second highest financial ranking by the Queensland Treasury Corporation - no other council is higher.

“This budget delivers council’s vision to protect and enhance the lifestyle residents know and love, including protecting the Sunshine Coast environment.

“It’s a budget that truly does shape our future.”

2015/16 budget highlights include:

- \$98 million to maintain, renew and replace roads, pathways and stormwater
- \$58 million to maintain, renew and replace council’s many parks, gardens and sporting facilities
- More than \$40 million for economic initiatives including major events, airport and holiday parks
- \$74 million for the environment including beaches, foreshores and bushland conservation
- \$34 million for libraries and galleries and community facilities
- More than \$6 million for events and grants
- \$32 million to begin works at Maroochydore City Centre

Major infrastructure projects in 2015/16 financial year (\$183 million Capital Works Program)

- \$17 million road reseal program
- \$11.9 million for Evans Street, Maroochydore upgrade (plus \$7.8 million in 2016/17)
- \$3.2 million for Sunshine Coast Aerospace Precinct
- \$2.7 million for Caloundra streetscaping – Bulcock Street and surrounds (plus \$5.8 million over 10 years)
- \$2.6 million for Minyama to Mooloolaba cycleway
- \$2.4 million for Sippy Creek animal pound (a total of \$4.6 million over two years)
- \$2.3 million to upgrade North Arm-Yandina Creek Road, North Arm (a total of \$3.2 million over two years)
- \$1.4 million to replace Eumundi Range Road, Eumundi bridge

- \$1.2 million for Goshawk Boulevard, Sippy Downs (link between Stringybark and Power Roads)
- \$1.2 million for Glenview Road realignment and rehabilitation
- \$700,000 to replace Hodgens Road, Bald Knob bridge
- \$900,000 David Low Way – pedestrian foot bridge over Eudlo Creek
- \$770,000 for Maroochy Junior Rugby League facility – change rooms, carpark/road upgrade
- \$715,000 for improvements to the Eumundi Markets site
- \$695,000 to develop and implement Maroochy Beach foreshore development
- \$650,000 for Coolum Sport Complex
- \$610,000 for the staged implementation of Nambour Showgrounds master plan
- \$600,000 to widen Storrs Road, Peachester
- \$600,000 to seal part of Delicia Road, Mapleton
- \$550,000 for Caloundra Headlands foreshore park (\$2.3 million over seven years)
- \$455,000 for Buderim Village Park landscaping
- \$403,000 Alexandra Headlands foreshore park – Stage 6

Rate notice for a residential owner occupied property on the Minimum General Rate

Annual Rates	2014/15	2015/16	Variation \$	Variation %
General Rates	\$1078.00	\$1110.00	\$32.00	3.0%
Environment Levy	\$60.00	\$60.00	Nil	Nil
Transport Levy	\$20.00	\$20.00	Nil	Nil
Heritage Levy	\$5.00	\$5.00	Nil	Nil
240 litre wheelie bin	\$264.50	\$271.40	\$6.90	2.6%
Carbon Tax refund	Nil	-\$17.00	-\$17.00	
Sub Total – Bottom Line	1427.50	1449.40	\$21.90	1.53%
Discount	-\$53.90	-\$55.50	-\$1.60	
Total	\$1373.60	\$1393.90	\$20.30	1.47%

NET July 2015 Rates Notice	\$686.80	\$688.45	\$1.65	0.2%
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* 67% of ratepayers are on the minimum general rate.

Shaping the future by investing in infrastructure

Some of the largest infrastructure projects in Sunshine Coast's history will be undertaken over the next 12 months.

Catering for the region's growing population to improve the community's lifestyle is at the heart of the 2015/16 \$183 million capital works program.

Mayor Mark Jamieson said to achieve this, the program would maintain current assets and deliver new capital projects.

"Maintaining and improving the nearly 3000km of roads, 448 bridges and more than 1100km of pathways – the distance from here to Townsville – is a big part of this year's capital program," Mayor Jamieson said.

"The \$183 million for capital infrastructure – part of a 10 year \$1.2 billion program – will improve and deliver more roads and bridges, parks and sporting facilities.

"Council will invest \$56 million on transport and stormwater projects which includes \$18.5 million on the road reseal program.

"About \$10 million is allocated towards parks and gardens; more than \$6 million on community and sporting facilities and \$6 million on the airport and holiday parks.

"The \$20 million upgrade of Evans St, Maroochydore, of which \$11.9 million will be spent this year, is one of the largest projects undertaken by this council.

"The upgrade is significant, both in terms of its size and the benefits it will deliver.

"This upgrade will not only provide an efficient transport route to the new city centre, but will ease congestion along Evans Street and surrounding roads

"Road safety improvements, plus greater connectivity for pedestrians, cyclists and public transport will also be delivered."

Other significant works include \$2.7 million for Caloundra streetscaping in Bulcock St and surrounds and \$2.6 million Minyama to Mooloolaba cycleway.

The Sippy Creek animal pound will receive \$2.4 million, the first stage of a \$4.6 million project to construct a new centre over the next two years.

The bridge at Eumundi Range Rd, Eumundi will be replaced at a cost of \$1.4 million and \$2.3 million will be spent on upgrading North Arm-Yandina Creek Rd, North Arm (a total of \$3.2 million over two years).

"By investing in our infrastructure, we are shaping our future – a future for our children and grandchildren," Mayor Jamieson said.

"With sound planning, we will continue towards becoming Australia's most sustainable region – vibrant, green diverse."

Major projects in 2015/16 financial year

- \$11.9 million for Evans Street, Maroochydore upgrade (plus \$7.8 million in 2016/17)
- \$3.2 million for Sunshine Coast Aerospace Precinct
- \$2.7 million for Caloundra streetscaping – Bulcock Street and surrounds (plus \$5.8 million over 10 years)
- \$2.6 million for Minyama to Mooloolaba cycleway
- \$2.4 million for Sippy Creek animal pound (a total of \$4.6 million over two years)
- \$2.3 million to upgrade North Arm-Yandina Creek Road, North Arm (a total of \$3.2 million over two years)
- \$1.4 million to replace Eumundi Range Road, Eumundi bridge
- \$1.2 million for Goshawk Boulevard, Sippy Downs (link between Stringybark and Power Roads)

- \$1.2 million for Glenview Road realignment and rehabilitation
- \$1.2 million to replace Hodgens Road, Bald Knob bridge
- \$900,000 for Roys Road depot construction
- \$900,000 David Low Way – pedestrian foot bridge over Eudlo Creek
- \$770,000 for Maroochy Junior Rugby League facility – change rooms, carpark/road upgrade
- \$695,000 Maroochy Beach foreshore development plan and implementation
- \$650,000 Coolum Sport Complex
- \$600,000 to widen Storrs Road, Peachester
- \$600,000 to seal part of Delicia Road, Mapleton
- \$550,000 for Caloundra Headlands foreshore park (\$2.3 million over seven years)
- \$455,000 for Buderim Village Park landscaping
- \$403,000 Alexandra Headlands foreshore park – Stage 6

Shaping a future where we can live, work and play

Australia's only greenfield CBD at this time – the SunCentral Maroochydore city centre project – will receive a \$32 million injection to kick start the biggest game-changing project the region has seen.

Sunshine Coast Council took possession of the Horton Park Golf Course earlier this month, allowing SunCentral Maroochydore Pty Ltd to start work on the region's city heart.

"The company has hit the ground running, with early infrastructure works about to start," Sunshine Coast Mayor Mark Jamieson said.

"To say council is proud of this project which has been many years in the making, is an understatement.

"How many cities in the world have 53 hectares with which to plan and build a modern city from the ground up?

"The new city centre will include major civic and entertainment facilities, high quality streets and public spaces, commercial and retail business opportunities, apartments, park lands and waterways.

"SunCentral will provide opportunities for Sunshine Coast businesses to expand, it will attract new investment to our region and generate up to 10,000 new jobs over the project's 20 year life span."

Mayor Jamieson said ratepayers would not be paying for this project through their rates as it would be funded from loans initially, repaid through staged land sales.

"In fact, marketing of the first stage precinct is expected to commence this year," he said.

"We will also expect to see the competitive process for the hotel and convention and exhibition centre site started within the next 12 months.

"The SunCentral project is a cash flow neutral project. It will pay for itself as each stage is developed and released to market, over the life of the project.

"And once the project is completed council will come out owning \$300 million in community assets – including great city streets, parks and land for community infrastructure – and at no cost to our ratepayers.

"That's a win for our community, thanks to prudent financial management and skilled project delivery.

"This project is shaping a future where our children can live, work and play – a great outcome for the region and future generations."

Tourism and major events help shape prosperous future

Tourism and major events bring millions of dollars into the Sunshine Coast economy each year and the council's 2015/16 budget focuses on continuing that injection.

Mayor Mark Jamieson said the \$5.17 million raised by the Tourism and Major Events Levy – part of Sunshine Coast Council's \$589 million budget - would be divided between Sunshine Coast Destination Limited (\$3.76 million) and major event sponsorship (\$1.41 million).

The levy promotes the region's tourist industry and major events.

"It's estimated every dollar spent on advertising and promotion through the Tourism and Major Events Levy generates \$18 in economic benefit, strengthening our economy," Mayor Jamieson said.

"Council's investment in major event sponsorship alone will generate an estimated \$65.5 million in economic activity in the coming financial year.

"Thanks to a lot of promotion and marketing, time and effort and considerable negotiations, the Sunshine Coast is gaining a reputation for holding successful events in this beautiful part of the world and we are attracting more interest than ever.

"Just recently, Council announced Wanderlust, one of the world's largest lifestyle events, which will showcase Sunshine Coast in October, attracting more than 3000 participants.

"That's a huge coup for our region, beating out many other national and international competitors vying for this event.

"The Australian Surf Life Saving Championships will attract more participants than the Commonwealth Games when 22,000 people descend on the Sunshine Coast in April 2016.

"The World Outrigger Sprint Titles brings the world to the Sunshine Coast next May, with more than 35 countries and some 3000 participants.

"And the Queensland Garden Expo – the state's large garden exhibition - will attract more than 20,000 green thumbs over three days of festivities to our beautiful hinterland.

"These are just some of the many events coming to our region over the next 12 months."

Mayor Jamieson said the Tourism and Major Events Levy had risen by 10% in line with the projected program and would affect just 10% of ratepayers.

"The economic injection from these events flows back to businesses across the region," he said.

"Whether you are a chemist, a mechanic or a newsagent, own a beauty salon or sell clothes or shoes, you have the opportunity to benefit from the major events that Council helps bring to our region.

"We are putting Sunshine Coast on the tourism and events map, creating jobs and promoting the region to a whole new audience resulting in a stronger economy and a more prosperous community."

Major regional events 2015/16

- Wanderlust
- Australian Surf Life Saving Championships
- World Outrigger Sprint Titles
- Queensland Garden Expo
- Real Food Festival
- Australian Motocross Championships
- Mooloolaba Triathlon

The Council supported Events+ campaign provides an innovative new platform for local businesses to promote offers and specials around major events. Businesses can download the 'app', by visiting the App Store and typing 'Events+ Offers and Rewards' into the search function.

Shaping a future to build a stronger community

The Sunshine Coast is arguably one of the best places to live in Australia, so protecting and enhancing our great lifestyle has been given high priority in council's 2015/16 community services budget.

Mayor Mark Jamieson said \$17.1 million would be spent on libraries, including \$3.5 million for library resources and digital services and \$1.9 million for education and literacy programs.

"More than 5000 people visit one of Sunshine Coast Council's eight libraries and two mobile libraries every day," Mayor Jamieson said.

"And with 2.3 million items loaned out each year, we know our investment touches many in our community.

"In fact 44% of the Sunshine Coast population are library members."

Mayor Jamieson said \$4 million would be spent on our major community venues and community halls including Nambour Civic Centre, Lake Kawana Community Centre and community halls at Beerwah and Kawana which were often the heart of local communities.

"We have one of the lowest obesity rates in the country and we are fortunate to live in such a beautiful climate which encourages us to get us out and about.

"However providing facilities so children and adults can enjoy a more active lifestyle through sport and recreation goes a step further.

"That's why council is investing \$4 million in our sporting facilities – Sunshine Coast Stadium, Maroochy Multi-sports Complex, Meridan Sports Complex, Landsborough Sport and Recreation Centre, Caloundra Indoor Stadium and Arthur St, Caloundra Hall.

"This is also an investment in our economy as these facilities are holding more large-scale competitions each year. They bring competitors and supporters to our region who spend money on accommodation, food and entertainment."

And on the sporting front, council will invest \$1.54 million for new change rooms, seating, car park and amenities Maroochy Junior Rugby League Club and \$2.4 million for Coolum Sports Complex. The improvements will include new multi-use field, amenities, shelter, storage, car parking, pathway networks and park embellishments.

A further \$1.8 million is allocated to Elizabeth Daniels Sports Complex at Buderim to expand the basketball complex with two additional new courts, seating and amenities.

Aquatic centres will receive a \$760,000 funding injection, plus a further \$3.7 million over the next five years.

Community portfolio councillor Jenny McKay said art and culture also played an important role in our society and would continue to do so in this budget.

"Caloundra Regional Art Gallery has become the hub of the Sunshine Coast arts scene," Cr McKay said.

"Almost \$90,000 will be invested in the prestigious Sunshine Coast Art Prize which continues to attract contemporary and emerging artists from throughout Australia and \$52,500 will be invested in exhibitions.

"More than \$644,000 will be spent on cultural heritage including \$44,000 on our museum house, Bankfoot House; \$15,000 on conservation of the cultural heritage collection; \$35,000 on community museum development programs; and \$20,000 on Aboriginal cultural projects.

"Arguably, one of the most important developments of all over the coming year will benefit the four legged amongst us.

"Following the finalisation of the design and layout, an all-new \$4.6 million animal pound facility will be constructed at Sippy Creek, Tanawha over the next two financial years, with \$2.4 million being allocated in 2015/16 to construct stage one."

Community Services budget highlights:

- \$17.1 million for libraries
- \$4.6 million over the next two years to construct Sippy Creek Animal Pound
- \$4 million for major community venues and community halls
- \$4 million for community sporting facilities and centres
- \$2.4 million for Coolum Sports Complex
- \$1.8 million for Elizabeth Daniels Sports Complex (Buderim) expansion
- \$1.54 million for Maroochydore Junior Rugby League Club upgrade
- \$760,000 for aquatic centres, plus a further \$3.7 million over the next five years
- \$300,000 for library refurbishments

Shaping our future by protecting our environment

Protecting our greatest assets, including our beaches, foreshores and bushland and moving to a clean energy future, have been given a \$74 million boost in today's Sunshine Coast Council budget.

Mayor Mark Jamieson said the region's environment was central to our way of life and the investment would protect and enhance our natural assets for future generations to enjoy.

"Our Sunshine Coast environment will receive a \$7.7 million investment through the Environment Levy program alone," Mayor Jamieson said.

"The levy is a primary funding source that allows council to deliver on its long-term strategic approach to environmental management.

"The levy remains at \$60 per rateable property.

"The budget provides \$2.3 million to buy, protect and enhance environmentally significant land, which will add to the more than 400 hectares this council has purchased since 2012.

"We'll invest \$620,000 into coastal rehabilitation activities and more than \$845,000 towards community partnership and grant programs including Landholder Environment Grants.

"Another \$470,000 will be allocated to environmental operations such as pest management.

"The Maroochy River Rehabilitation Project will receive \$300,000, and there will be \$450,000 for monitoring and research project."

Environment Portfolio Councillor Jenny McKay said council also funded environment projects outside of levy funding, and would invest \$1.8 million in our rivers, streams, estuaries and water bodies and \$15 million in bushland conservation and habitat.

"This includes biodiversity and waterways, climate change and environment initiatives, community catchment partnerships, healthy places and natural areas management," Cr McKay said.

"With more than 5,800 hectares of natural area reserves, Council has various programs to support management of the biodiversity.

"These include plant and animal surveys to assist in managing the network; a fire management program which provides for both asset protection and ecological outcomes; and environmental weed management programs which help maintain the unique natural diversity that is found in our region.

"The biodiversity program also places an emphasis on maintaining and enhancing the Council's three environmental visitor sites - the Maroochy Wetlands Sanctuary, Maroochy Regional Bushland Botanic Garden and Mary Cairncross Scenic Reserve.

"Protecting and enhancing the Sunshine Coast environment is central to council's goal of becoming Australia's most sustainable region – vibrant, green, diverse.

"We live in one of the most beautiful places on earth and this budget includes so many projects which allow us to enjoy our wonderful natural assets, while still protecting them.

"Projects such as \$100,000 to renew the Mount Ninderry walking trail; \$75,000 to renew Whipbird Garden at our fabulous Maroochy Regional Bushland Botanic Garden; and \$41,000 to renew tracks at the increasingly popular Mary Cairncross Scenic Reserve are just some examples of getting that balance right.

"Maroochy Wetlands will also receive \$346,000 for the boardwalk and interpretive centre.

"But we can't do this alone and that's why we are encouraging the community to come along on the journey with us.

"We have the State's largest Land for Wildlife program and are fortunate to have a passionate community, happy to get in and get their hands dirty - whether that's planting native species or caring for our lakes and waterways.

"And it goes further than that.

“We are investing in the next generation, our environmental champions of the future, through programs such as Kids in Action.

“By combining our efforts, our community is working alongside council and shaping a future which protects and enhances our environment.”

Council will also invest in the Sunshine Coast Solar Farm – the first local government-owned utility scale solar farm in Australia. The project is currently in the tender stage with a decision on progressing expected in the first quarter of the 2015/16 financial year.

Environment Program Highlights

- Natural areas and waterways management
- Coastal management
- Conservation partnerships
- Environment Levy program
- Community nature conservation programs and partnerships
- Sustainability initiatives
- Visitor education facilities

Council cuts costs to encourage more residents to go green

Mattresses and fridges can now be dumped at Sunshine Coast Council's resource recovery facilities for free, garden bin charges have been cut and most ratepayers are in for a carbon tax rebate on their rates.

Mayor Mark Jamieson said savings had been introduced to encourage the community to reduce, reuse and recycle wherever possible.

"To achieve council's vision to become Australia's most sustainable region, council has committed to reducing waste going into landfills by introducing a number of incentives," Mayor Jamieson said.

"As well as free disposal of unwanted mattresses and non-degassed fridges, and the cut to garden waste bin charges from \$70 to \$60 per annum, council has reduced clean timber and plasterboard loads from \$161 per tonne to \$50 per tonne.

"And in other good news for ratepayers, council will pass on the \$2.1 million carbon tax refund to eligible ratepayers following the repeal of Federal Government legislation last year.

"Council will give each rateable property with a waste service an approximate rebate of \$17 on their next rates notice."

Mayor Jamieson said while a standard wheelie bin collection charge had increased by \$6.90 per annum, council had not increased tip fees.

"Council is constantly reviewing our expenses and operational savings are being passed on to our customers and ratepayers," Mayor Jamieson said.

"Council will this year spend \$4.5 million on capital works and environmental projects at its waste management facilities, including construction of new landfill cells, capping closed cells and upgrades to leachate treatment systems.

1. MAYOR'S MESSAGE

Each year, for the past three years, I have delivered the annual budget. This is an integral part of my role as Mayor, and one which I take seriously. It is incumbent on me – and on this Council – to ensure that we have an efficient operation, in a strong financial position and which delivers for this community. This is what we have done over the last three years – and I am pleased to say, we have done it again in 2015.

Each year during this term of our Council, we have delivered a plan which has placed this council in an increasingly favourable financial position. This enables us to maintain and enhance the region's vibrancy and the lifestyle we all know and love.

I believe that consistently delivering a strong financial result is arguably the greatest responsibility of this council. Why? Because the decisions we make today have the potential to affect our community, our environment, our economy and our lifestyles tomorrow and for generations to come. And it is in this vein that I am honoured to deliver the Sunshine Coast Council's 2015/16 budget.

It is a budget that is based on sound financial management and a foresight very few councils have been willing – or indeed able – to even imagine. This is a budget that has the community of today and tomorrow at its very heart. It is a budget that protects and enhances our environment – for without our environmental assets, what is the Sunshine Coast? It is a budget that maintains and develops our vibrant and distinct communities. It is a budget that focusses on creating opportunity and prosperity – an enduring dividend for our community. It is a budget that encourages new businesses to establish on the Sunshine Coast to create jobs, especially for our younger people, so they can remain here and raise their own families in the region. This is a budget that continues to strengthen our economy.

In 2013, the region set itself a goal to increase household incomes to above the state average – to give all residents more employment options, and put more money into your weekly pay packets. It is not acceptable that the average household income on the Sunshine Coast is some 20% lower than the State average. And no one should ever be prepared to accept that as the price we pay for living on the Sunshine Coast. I assure you that as Mayor, I will never accept this as a satisfactory outcome for the region.

Council's \$588 million budget is all about shaping our future. At the very core of this budget is a focus on delivering infrastructure and services to cater for our residents and for a growing population. It provides the focus and investment needed to continue our efforts to build the opportunities and prosperity of the region so we can start to see some improvements to the average household income levels that I referred to earlier. This budget is squarely focused on the essentials.

Over the next 12 months, we have allocated:

- \$98 million to maintain, renew and replace local roads, bridges, pathways and our extensive stormwater system.
- That includes \$17 million for our road reseal program.
- There's \$34 million for libraries, galleries and community facilities
- \$40 million for economic initiatives, including supporting major events, airports and holiday parks and to assist businesses already here and attract new ones
- \$58 million to maintain, renew and upgrade council's hundreds of parks, gardens and sporting facilities
- \$74 million to the environment, protecting our greatest assets including our beaches, foreshores bushland and our way of life and establish clean energy projects
- \$6 million for community events and grants placing a premium on arts and sports, and giving a helping hand to our groups, associations and clubs who help others
- And \$32 million to begin works at the Maroochydore City Centre – which I will come back to in a moment.

I acknowledge that these are large numbers and the question is how will this be funded. More importantly, how does this relate back to you, our ratepayers? If you pay the minimum general rate of \$1,110 - which the majority of people do on the Sunshine Coast - this is where your money goes:

- \$385 goes towards building roads, and bridges and other transport initiatives
- \$301 goes to community projects and programs, such as our libraries, grants and support for sport, recreation and the art gallery.
- \$239 goes towards parks and gardens – maintaining the hundreds we have and establishing new ones.
- \$146 is spent on the environment, including protecting, preserving and promoting our natural assets.
- And \$39 is invested in economic initiatives to create jobs and prosperity on the Sunshine Coast.

Because we understand every dollar counts, council has kept the bottom line on your rates notice as low as possible.

This year, many Sunshine Coast property owners saw an increase in the State Government's Department of Natural Resources valuations. To ensure the impact of valuations is very minimal, council has adjusted our differential rating methodology to place many ratepayers in lower categories. By reducing the rate in the dollar formula, our council has restricted the general rate increases for the majority of our ratepayers to 3%.

As for other items on your rates notice, a standard 240 litre wheelie bin annual charge will increase by \$6.90 per annum. There is no increase to the transport, environment or heritage levies. The early bird and pensioner discounts have been retained.

In addition, Council will refund more than \$2 million in carbon tax fees charged by the former Federal Government, so ratepayers with a waste service will receive a rebate of about \$17 on their July rate notice.

For the majority of ratepayers, the annual increase, taking all those changes into account, will be \$37.30 or \$18.65 for each six months rates notice. That is, a \$1.65 increase on your July rates notice compared to last year after the waste service rebate is taken into account. The bottom line annual rate rise is 1.5%.

To achieve our vision to become Australia's most sustainable region, council has committed to reducing waste going into our landfills. We are encouraging our residents to reduce, reuse and recycle wherever possible and council is cutting fees to help our residents do just that:

- The Garden Waste bin charge has been reduced from \$70 to \$60 per annum to encourage more people to make use of this service;
- You can now dispose of your unwanted mattresses for free;
- You can also dispose of non-degassed fridges for free;
- Clean timber and plasterboard loads have been reduced from \$161 per tonne to \$50 per tonne; and
- And our Council has maintained the current price on tip fees.

I know these fee reductions will help residents and businesses alike and, just as importantly, our environment.

Protecting our greatest assets, including our beaches, foreshores and bushland and moving to a clean environment are major priorities for our Council. The environment is a major winner in this year's budget with \$74 million allocated to environmental programs and services and clean energy programs.

Our environment is central to our way of life and this investment continues our Council's efforts to maintain and enhance our natural assets for current and future generations to enjoy. The \$7.7 million investment through the Environment Levy program ensures our green credentials remain second to none.

In a snapshot, \$2.3 million is being allocated to buy, protect and enhance environmentally significant land, which will add to the more than 400 hectares this council has purchased since 2012. In fact, our Council has acquired about 15% of the total environmentally significant land that has been purchased since the levy was first introduced in the early 1990's. And we will continue to build on this important legacy for our community.

We'll invest \$620,000 into coastal rehabilitation activities and more than \$845,000 towards community partnerships and grant programs including Landholder Environment Grants. Another \$470,000 will be allocated to environmental operations such as pest management. Council will invest \$1.8 million in our rivers, streams, estuaries and water bodies and \$15 million in bushland conservation and habitat. Yes these are big figures – but these are our most important assets.

Recently released figures from the International Visitor Survey showed the Sunshine Coast had attracted an increase of 15.7% in international visitors last year – the highest of any region in the State. Tourism and major events bring millions of dollars into our economy every year and that hasn't happened by accident. Our Council has put in the hard yards and has made attracting major events a key priority. This is why the Sunshine Coast is gaining a reputation for hosting successful events and we are attracting more than ever. But we cannot rest on our laurels.

We must continue this work and continue to invest in securing new event product for the region if we are to build on our reputation and reap the related economic benefits. To this end, the tourism and major events levy - which just over 10% of ratepayers contribute to – will rise by 10%.

This financial year, council will invest \$1.4 million of the Tourism and Major events levy raised, to sponsor major events which benefit our businesses and community, including:

- Wanderlust
- The Australian Surf Live Saving Championships
- World Outrigger Sprint Titles
- Queensland Garden Expo
- Real Food Festival
- Australian Motorcross Championships
- The Mooloolaba Triathlon
- And the list goes on.

The Tourism and Major Events levy is a small investment which offers significant returns as it supports activities that import money from outside the region. For every tourism and major events levy dollar invested in major sporting, community and cultural events and advertising and promoting the Sunshine Coast, the return to the local economy is \$18. That flows back to businesses across the region and in turn, into our community.

Our economy is predicted to grow to \$33 billion in 2033. Our plan is to move to an economy that is responsive to demand from elsewhere, not just local consumption. And our population will grow with it. We are forecast to have the second fastest population growth rate of all Queensland regions through to 2036. We cannot ignore that and say we don't want more people here. That's not how it works. And if we attempted to prevent that growth, then the region and its liveability would inevitably decline – at a significant cost to our ratepayers.

Instead, our council continues to plan decades into the future to cater for population growth so we do maintain our lifestyle and protect our environment and have a vibrant economy. We are shaping a future where population growth is catered for through good planning. That's why this council has put in place strategies to strengthen the economy to create jobs that up until now, have not been available locally.

Anyone travelling over the hill at Currimundi cannot help but marvel at the cranes above the Sunshine Coast Public University Hospital site and the adjoining health hub. Those projects alone are already adding a new dimension to our economy – and will bring with them higher paid, more specialised employment opportunities.

And so too will the Maroochydore City Centre. As mentioned earlier, council is investing \$32 million next financial year to begin works at Australia's only greenfield CBD at this time. How many cities in the world have 53 hectares with which to plan and build a smart city from the ground up? Certainly none elsewhere in Australia. The new city centre will include major civic and entertainment facilities, high quality streets and public spaces, commercial and retail business opportunities, apartments, parklands and waterways.

The new CBD will provide opportunities for existing Sunshine Coast businesses to expand. It will attract new investment to our region and generate up to 10,000 new jobs over the project's life span. We expect to see the first stage precinct released to market by the end of the year. We also expect to see the competitive process for the hotel and convention and exhibition centre site started within the next 12 months. This is a cash flow neutral project, paying for itself as each stage is developed and released to market, with cost outlays recouped through land sales.

And what happens when the project is completed? Council will own \$300 million worth of community assets – including roads and parks - a significant contribution to the social fabric of our community and a dramatic enhancement to the range and type of facilities that will be available for our residents. This project alone is shaping a future where our children can live, work and play – right here on the Sunshine Coast. Isn't that what we want for the next generation?

And while budgets are all about looking forward, it's also important to reflect on the achievements over this term of council.

Three years ago, this council was elected to take the region in a new direction where the ultimate destination was a robust economy, more jobs, a healthy environment and a stronger community - a balanced approach to sustainability – one that had not been seen previously.

We are well down the road to achieving all those things:

- The Sunshine Coast is independently ranked as the second highest performing economy in Queensland.
- Building approvals are up – in the first three quarters of this financial year, council gave the green light to \$868 million in building approvals, an increase of 22 percent on the same period last year.
- Business confidence is up – in fact it is now at the highest level in six years.
- More than 53% of businesses are expecting an increase in profitability in 2015 – and this is the highest level of business confidence of any region across the State.
- Our Council has purchased more than 400 hectares of environmental land for future generations to enjoy – and we will continue to acquire more.
- Our community facilities are attracting more people and delivering more programs and services than ever before.
- We are attracting new businesses and retaining businesses as they grow and expand;
- The number of major tourism and sporting events choosing Sunshine Coast over other destinations is increasing;
- Council continues to engage local suppliers to support local businesses, spending more than \$149 million with local businesses - representing 72% of the total available procurement spend;
- The first truly collaborative Regional Economic Development Strategy has been developed and is getting runs on the board
- Invest Sunshine Coast has been launched and is squarely aimed at attracting local, national and international investment to the Sunshine Coast;
- And we live in the best place on Earth.

These things don't happen by accident. Our Council has been prepared to make bold and what are sometimes hard and difficult decisions, to achieve our goals. We do so because we know they are the right decisions if we want our region to continue to prosper and continue to be one of the most desirable locations to live. For our Council, it is – and always has been - about getting on with the job – and shaping a better future.

I believe we have been successful in getting the balance right with this budget. A major restructure of council last year continues to benefit ratepayers through an ongoing reduction in staff costs in the order of \$10 million. And going forward, we have achieved reductions in other costs, including fleet, insurance premiums and waste management.

At the time of de-amalgamation, the Queensland Treasury Corporation forecast this region would have a deficit of \$75 million over the next five years - that's approximately \$15 million a year. Thanks to our prudent financial management that has not happened. Instead, council has turned that forecast deficit around to achieve a \$21.5 million surplus this year which puts us in a very sound position to continue to build on the future.

To put it into perspective – this council has been awarded the second highest credit ranking available by the Queensland Treasury Corporation. No other council is higher than the Sunshine Coast. And it must be emphasised this has been done with no reduction in services. Let us not forget that this council has achieved five consecutive unqualified audit results - a truly outstanding outcome and one which all of our ratepayers can be justly proud.

This budget is the last of this term of council. We, as a council, can be proud our organisation is in great shape and our residents are benefiting from that. This council can also be proud of its results against a series of measures of financial sustainability.

Council has achieved:

- An Operating Surplus Ratio of 5.5% - ahead of benchmark, allowing Council to invest in growth capital projects and to payback its loans
- A Net Financial Liabilities Ratio of 46.8% - ahead of benchmark, meaning that Council has sustainable debt levels
- And an Asset Sustainability Ratio of 82.9% - shows that Council is investing in renewing its existing assets

And we'll continue to find new ways to continue being a cost effective council – to benefit our ratepayers and the region.

As I often say, this is an exciting time for the Sunshine Coast. It is no secret that the Sunshine Coast is writing one of its most important chapters in our history. We are seizing this once-in-a-generation opportunity, to build on our foundations and create a strong and prosperous future - a future for our children and grandchildren; a future where we can live, work and play in the most beautiful place on Earth.

Because this budget is all about Shaping our Future.

Mark Jamieson

Mayor

2. INTRODUCTION

The 2015/16 budget has been developed to ensure long term financial sustainability for the Sunshine Coast Council. One of Queensland's most financially sound local governments, Sunshine Coast Council has delivered a budget which will continue to grow the local economy and create better paying jobs, protect the region's environment and lifestyle and fund region-making projects.

Consultation with Queensland Treasury Corporation (QTC) was undertaken upon their delivery of a credit review of Council's financial capacity. Council was rated by QTC as "strong with a neutral outlook" which is the second highest possible rating. The review also took into consideration the future financial impacts of the Solar Farm and Maroochydore City Centre.

A strong and neutral credit rating reflects that Council has a strong capacity to meet its financial commitments in the short, medium and long term. There are no known foreseeable events that would have a direct impact on Council's capacity to meet its financial commitments.

The rating reflects:

- Council's operating result with historical and forecast operating surpluses
- Council's willingness to implement regular rate increases
- Low level of borrowings and a strong debt servicing capacity
- Sound liquidity and financial flexibility
- Consistent investment in its asset base to support the growing population

Although Council will be undertaking a number of significant projects with substantial financial risks, appropriate measures are being taken to manage these risks.

The 2015/16 budget delivers a positive operating result of \$21.5 million whilst delivering its important core responsibilities and implementing a visionary direction to shape the region's future. The operating result is used to fund key growth infrastructure projects included in the Capital Works Program as well as service Council's debt.

Consolidated asset management plans were used to frame the development of the \$183 million 2015/16 Capital Works Program.

Council has a number of commercial business activities with Sunshine Coast Airport, Waste and Resource Management, Sunshine Coast Holiday Parks and Quarries contributing to the overall 2015/16 financial result.

The 10 year financial forecast has identified moderate increases in general rates required to finance increasing costs associated with growth of the asset base and scope of activities required. The forecast identifies the investment in infrastructure assets of almost \$1.2 billion, funded from the operating surplus, capital contributions from State and Commonwealth Government grants, developers and moderate loan funding. For the Maroochydore City Centre project, any loan funding will be repaid from land sales with the project forecast to be cash neutral over its life.

The bottom line rate increase is 1.5% (after the carbon tax refund), with no increase in key levies such as the Environment, Transport and Heritage levies. In addition, pensioner concessions and early payment discounts will continue. There has been an increase in the Tourism and Major Events Levy of 10% with a minimum of \$82.50.

3. BUDGET AT A GLANCE

The 2015/16 budget has been developed to ensure long term financial sustainability for the Sunshine Coast Council. The 2015/16 Budget totals \$588 million with some of the more significant highlights of the budget being:

- A budget which includes a positive operating result of \$21.5 million
- A general rate increase of 3%
- No increase in key levies such as the Environment, Transport and the Heritage levies
- Tourism and Major Events Levy increased by 10%, with a minimum of \$82.50

- Continuation of pensioner concessions, estimated at \$3.1 million for the 2015/16 year
- Continuation of early payment discounts, estimated at \$7.6 million for the 2015/16 year
- A total Capital Works Program of \$183 million
- Development of the new Maroochydore City Centre, which is projected to be cash neutral over the life of the project (i.e. no cost to the ratepayer) and will yield \$300 million worth of public realm assets such as roads, parks, waterways and community infrastructure.

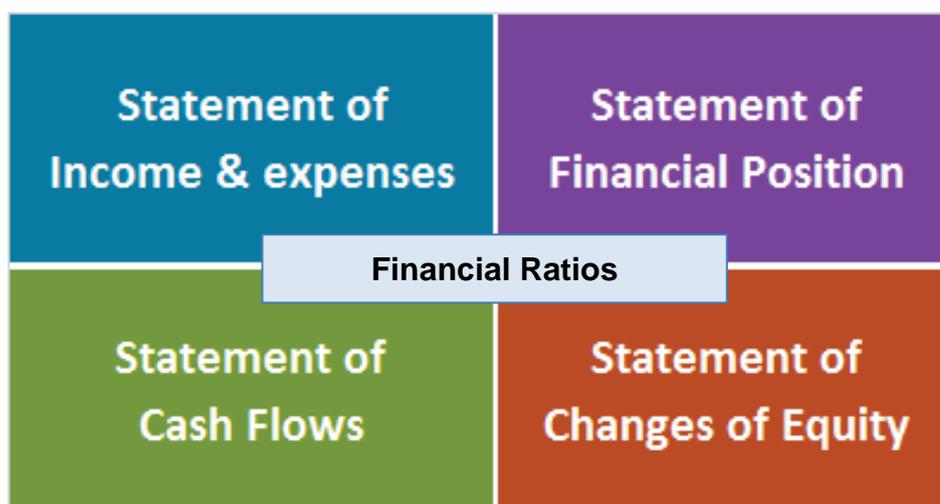
No capital expenditure has been included for the Sunshine Coast Airport Runway development, as Council is awaiting the outcome of an Environmental Impact Statement. Further information will be provided to Council throughout 2015/16.

General rates have been increased by 3%, however due to no increase in the three key levies – Environment, Transport and Heritage, the bottom line increase for most ratepayers will be 1.5% (after the carbon tax refund). In addition, Council will refund more than \$2 million in carbon tax charges so ratepayers with a waste service will receive approximately \$17 rebate on their July rate notice. This will result in the majority of ratepayers receiving an increase of \$1.65 on their July rate notice compared to the same period last year, or a 1.5% increase for the year.

Loans of \$44.7 million will be raised during the year and \$15.5 million will be repaid against existing loans. Included in the borrowings is \$31.7 million for the Maroochydore City Centre which is a stand-alone, self-funding project – i.e. no cost to the ratepayer.

4. FINANCIAL STATEMENTS

The following budgeted Financial Statements have been prepared in accordance with legislative requirements, and reflect the anticipated operational activities of Council over the 2015/16 financial year, plus forecasts for the ensuing 9 years. The anticipated financial position of Council remains strong over the duration of the budget, as confirmed by the QTC Credit Review.



Financial Statements contained within this report include:

- **Statement of Income and Expenses** – presents Council’s consolidated operational revenues and expenses (where money comes from and how it is spent); along with a summary of capital expenditure.
- **Statement of Financial Position** – identifies the predicted financial position of Council, including Assets (what we own); Liabilities (what we owe); and Equity (our net worth)
- **Statement of Cash Flows** – reports how revenue received and expenses paid impact on Council’s cash balances

- **Statement of Changes in Equity** – reports all changes to equity (Council’s assets net of liabilities) during the financial period
- **Financial Sustainability Ratios** – key financial indicators that measure Council’s financial performance

Statement of Income and Expenses

Council's Operating Result

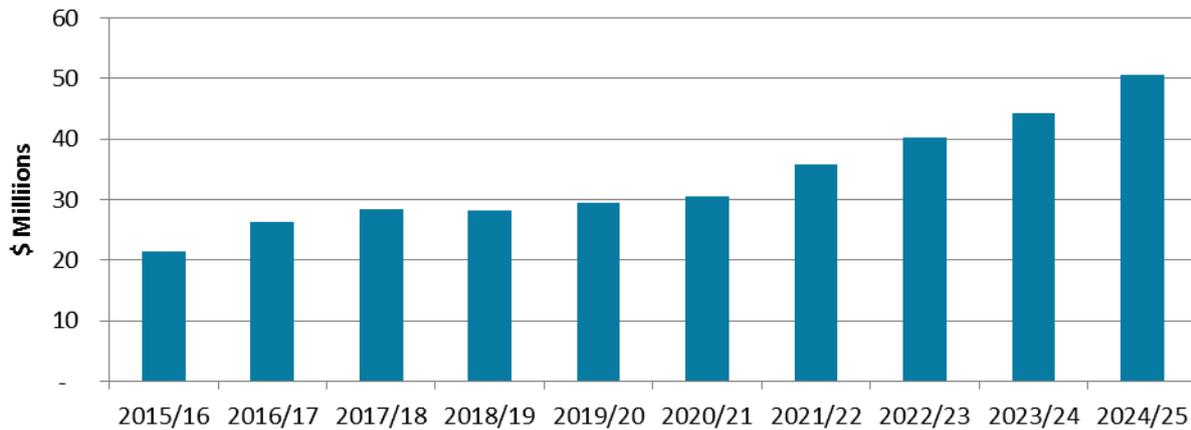


Figure 1 – Operating Result

The above graph shows that Council is forecasting a positive operating result in each year. Any business that consistently spends more than it earns by running an operating deficit is living beyond its means. For Council, any surplus generated in the budget is reinvested back into our region via the capital works program thereby providing necessary funds for investment in regional growth.

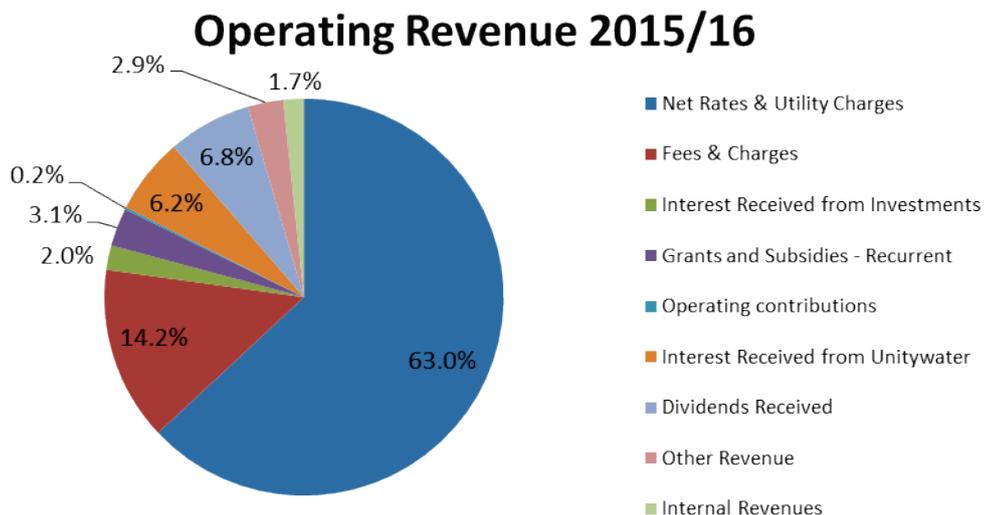


Figure 2 – Operating Revenue

Figure 2 Operating Revenue, shows the break-down of Council revenue. It is important to note that Council does not rely heavily on funds from other tiers of government, and therefore has a high level of control over funding sources. Council continues to invest in Sunshine Coast Airport and Sunshine Coast Holiday Parks with revenue from these businesses reducing reliance on rates and supporting the local economy. Total operating revenue for Sunshine Coast Council is forecast to be \$386 million in 2015/16.

In addition to the above operating revenue, Council receives capital contributions from developers and specific capital grants from both State and Federal Governments. Capital revenue from these sources represents a further \$17 million in this budget.

Operating Expenses 2015/16

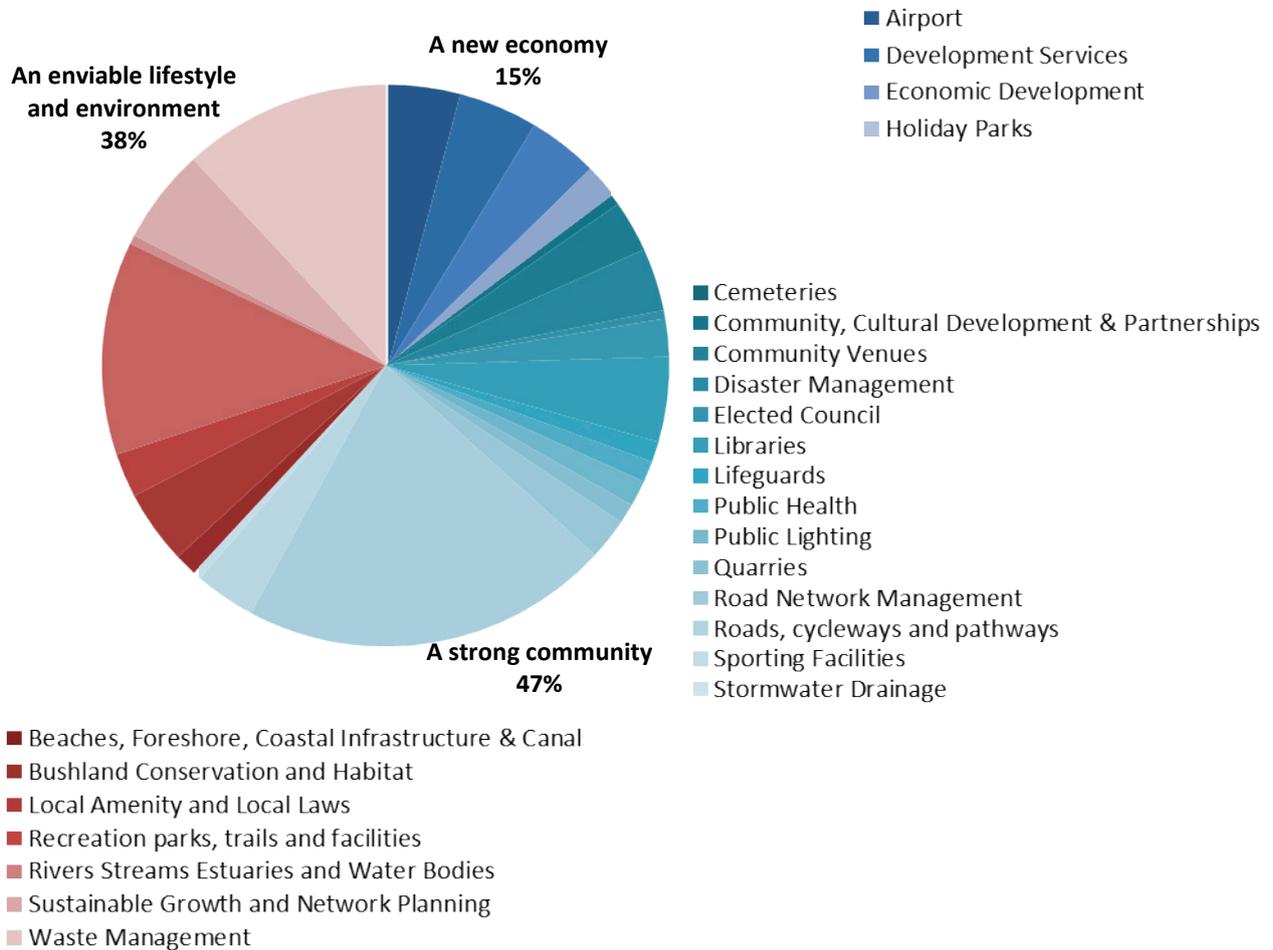


Figure 3 – Operating Expenses

The above graph illustrates the expenditure by service. The largest portion of expenses is for payments to external agencies and contractors for the provision of services to the community. Council’s Procurement Policy has an underlying principle to encourage the development of competitive local business and industry and this leads to a significant investment in the regional economy. In 2014/15, this amounted to 72% of the available procurement spend.

Total operating expenses are forecast to be \$365 million for 2015/16.

Statement of Financial Position

The 2015/16 Budget includes the adoption of a 10-year indicative Capital Works Program. This represents an investment of almost \$1.2 billion in community infrastructure assets, establishing a platform for regional growth and providing a sustained boost to local economic activity.

The graphs below represent the first 10 years of budget forecasts:

Capital Works Program

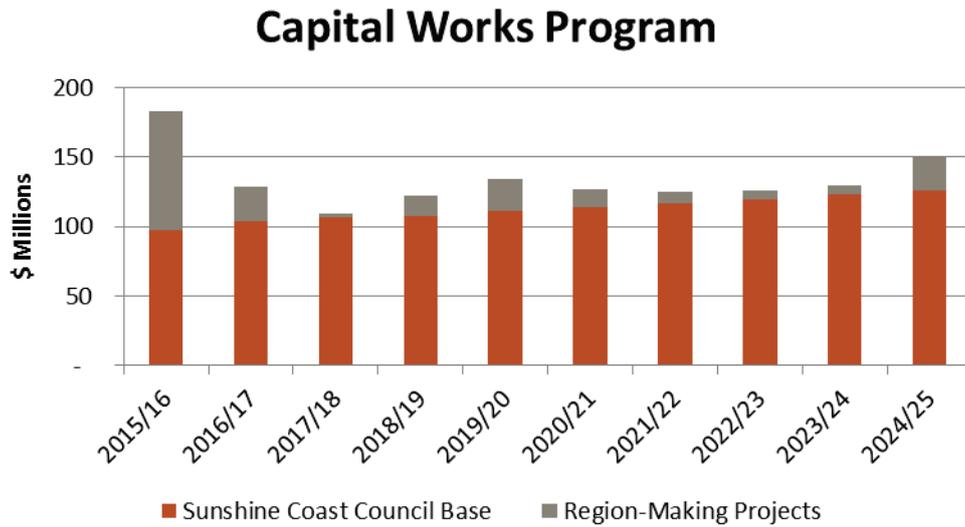


Figure 4 – Capital Works Program

Note: "Region-Making Projects" are self-funded i.e. no cost to the ratepayer, and include Maroochydore City Centre and the Solar Farm.

Statement of Cash Flows

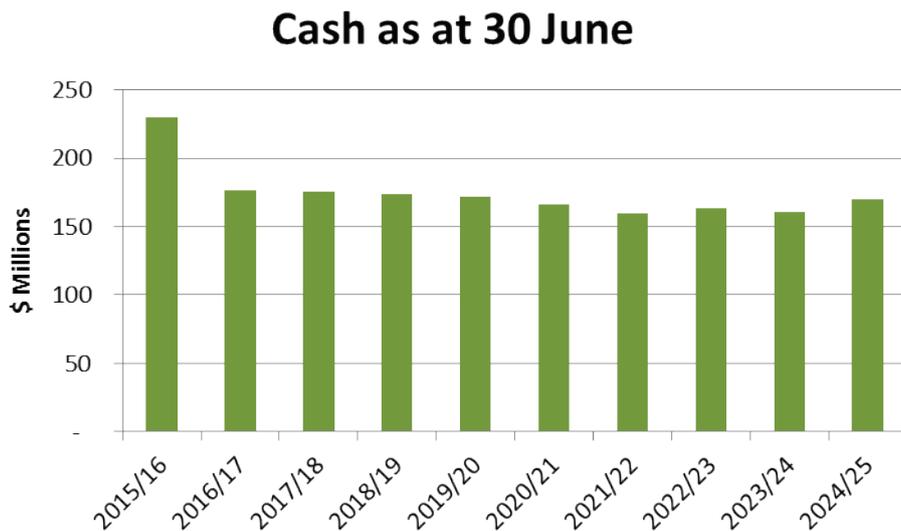


Figure 5 – Forecast Cash Position

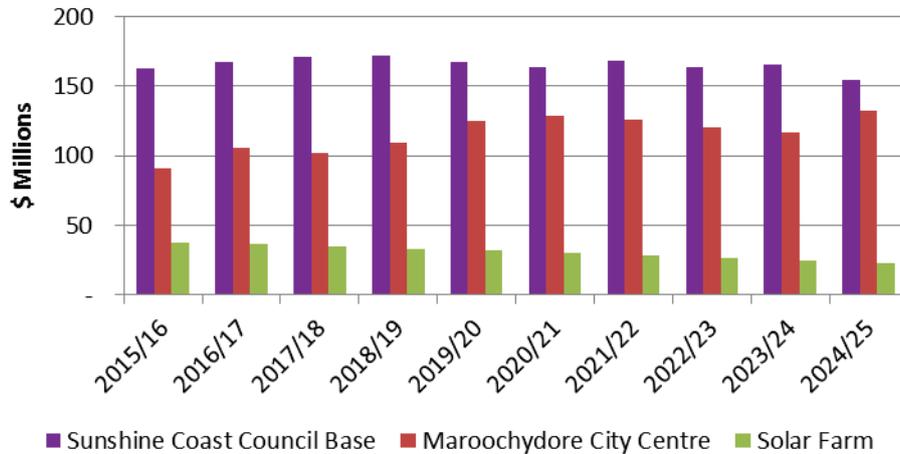
Debt**Debt as at 30 June**

Figure 6 – Forecast Debt Position

Both the cash position and debt level shown in the above graphs remain relatively stable over the forecast period and Council maintains its strong financial position.

Whilst significant borrowings are planned during the forecast period, the above graph shows that overall debt levels remain affordable as regular debt payments hold the outstanding balance at sustainable levels. (This is further reinforced by reference to the net financial liabilities ratio in the following section).

Borrowing for long term assets is an effective way of spreading the cost of community infrastructure over the life of the assets in such a way that those deriving a benefit from the investment pay for it as it is being used.

Financial Sustainability Ratios

The Queensland Government has adopted a range of sustainability ratios that assist to provide a snapshot of Council's relative performance against other regions, as well as against accepted industry benchmarks.

The minimum measures required are:

- Asset sustainability ratio
- Net financial liabilities ratio
- Operating surplus ratio

The following additional measures are also included to further demonstrate Council's long term financial sustainability:

- Council controlled revenue ratio
- Total debt service cover ratio
- Cash expense cover ratio

Financial Sustainability Ratios

FINANCIAL SUSTAINABILITY RATIOS	2015/16	2016/17	2017/18	2018/19	2019/20
Operating Performance					
Operating surplus ratio (%) Target: 0% - 10%	5.5	5.3	4.8	4.3	4.3
Fiscal Flexibility					
Council controlled revenue ratio (%) Target: greater than 60%	77.2	76.1	76.1	76.5	77.1
Total debt service cover ratio (times) Target: Greater than 2 times	4.8	5.1	5.3	5.5	5.8
Net financial liabilities ratio Target: Less than 60%	46.8	50.4	48.1	48.1	49.2
Liquidity					
Cash expense cover ratio (months) Target: Greater than 3 months	7.3	7.0	6.7	6.4	5.9
Asset Sustainability					
Asset sustainability ratio (%) Target: Greater than 90%	82.9	78.2	86.8	85.4	77.7

The above table shows whether Sunshine Coast Council is performing within accepted target ranges. It clearly indicates that Council is achieving or out-performing the identified benchmarks in the operating performance, fiscal flexibility and liquidity measures. For the Asset Sustainability ratio, there is an ongoing review of asset management plans that will confirm the desired level of expenditure on the renewal and refurbishment of Council assets. This will enable a review of the capital program to ensure an appropriate level of work is scheduled for existing assets.

5. REVENUE FROM UNITYWATER

The budget has been prepared to incorporate revenue from Unitywater, created by the State Government to manage the distribution and retail of water throughout the region. Included in the Statement of Income and Expenses are the following:

- Interest received from Unitywater (shareholder loan interest payments)
- Dividends received (Unitywater profits received as dividends)

Unitywater	2015/16	2016/17	2017/18	2018/19	2019/20
	\$000	\$000	\$000	\$000	\$000
Interest received from Unitywater	23,933	25,163	25,555	25,903	25,903
Dividends received	26,162	24,722	24,321	23,966	23,967
Total Unitywater Revenue	50,095	49,885	49,876	49,869	49,870

Shareholder loans to Unitywater were renegotiated to take effect from 1 July 2013 under a revised structure that smooths the impact of interest rate fluctuations over the coming years. The revised structure provides stability over future revenue forecasts for Council as well as providing a more stable cost structure for Unitywater.

6. RATING COMPARISON

The following table shows a comparison of rates for a base level property paying the minimum general rate. Note that the overall rate increase is 1.5% (after the carbon tax refund). There has been no increase in key levies such as Environment, Transport and Heritage and the pensioner concessions and early payment discounts will continue.

The effects of property valuations conducted by the Department of Natural Resources & Mines have been incorporated. Note that some properties will experience a change greater or less than the average 1.5% due to above average fluctuations in property valuations.

The percentage change in total rates and utility charges from 2014/15 to 2015/16 is:

Total Rates & Charges	2014/15	2015/16	\$ Variation	% Variation
Minimum general rate	\$1,078.00	\$1,110.00	\$32.00	3.0%
240 litre wheelie bin	\$264.50	\$271.40	\$6.90	2.6%
Environment Levy	\$60.00	\$60.00	\$0.00	0.0%
Public Transport Levy	\$20.00	\$20.00	\$0.00	0.0%
Heritage Levy	\$5.00	\$5.00	\$0.00	0.0%
Gross Rates & Charges	\$1,427.50	\$1466.40	\$38.90	2.7%
Discount (general rate only)	\$53.90	\$55.50	\$1.60	
Net Rates & Charges (before Carbon Tax Refund)	\$1,373.60	\$1,410.90	\$37.30	2.7%
Carbon Tax Refund		(\$17.00)		
Net Rates & Charges (after Carbon Tax Refund)	\$1,373.60	\$1,393.90	\$20.30	1.5%

67% of residential properties are on the minimum general rate, consistent with previous years.

For the purpose of comparison, the State Emergency Management Levy, pensioner concessions and other localised benefited area levies have been omitted in the above example.

7. REGION-MAKING PROJECTS

The following region-making projects align with Council's vision - "to be Australia's most sustainable region – vibrant, green, diverse", from an economic, social and environmental perspective.

Maroochydore City Centre

The Maroochydore City Centre will be instrumental in building and strengthening the region, providing a mix of residential, commercial, retail, civic and community uses in order to develop a thriving and vibrant business district and city centre, complementing and enhancing Maroochydore's existing business offering.

The project will also enable the delivery of much needed infrastructure to the Sunshine Coast community as well as creating significant opportunities for economic development and employment.

The Maroochydore City Centre development is projected to be cash neutral over the life of the project (i.e. no net cost to the ratepayer), and will yield \$300 million worth of public realm assets such as roads, parks, waterways and community infrastructure.

Budgeted capital expenditure of \$31.7 million in 2015/16 will be funded from new loans. Over the 10 year forecast period, budgeted capital expenditure of \$141 million will be funded through new loans and sale of developed lots.

The Maroochydore City Centre debt will peak at \$132 million in 2024/25 which includes the initial purchase of the site from the Horton Park Golf Club.

Council's Financial Sustainability Ratios demonstrate that borrowings for this region-making project do not adversely impact Council's long term financial sustainability.

Solar Farm

Sunshine Coast Council has taken the next step in becoming Australia's first local government organisation to build a solar farm. The proposed Valdora Solar Farm facility, when built, will offset Sunshine Coast Council's entire electricity consumption at its facilities and operations.

The project will see a 15 megawatt (MW) solar farm installed on Council-owned property on Yandina-Coolum Road in Valdora. The solar farm will cover 24 hectares of the 49 hectare site.

Council's Financial Sustainability Ratios demonstrate that borrowings for this region-making project do not adversely impact Council's long term financial sustainability.

Sunshine Coast Airport Runway

No capital expenditure has been included for the Sunshine Coast Airport Runway development, as Council is awaiting the outcome of an Environmental Impact Statement. Further information will be provided to Council throughout 2015/16.

8. CONCLUSION

Sunshine Coast Council, one of Queensland's most financially sound local governments, has delivered a budget to ensure long term financial sustainability while funding region-making projects to benefit generations to come. This is evidenced by forecast operating surpluses each year, financial sustainability measures that out-perform identified benchmarks, and the second highest possible rating from Queensland Treasury Corporation.

The \$588 million dollar budget includes a \$183 million Capital Works Program for 2015/16, with Council investing almost \$1.2 billion in the region over the next 10 years. This includes the self-funding region-making projects of the Maroochydore City Centre and Solar Farm.

Council's financial position, together with the region-making projects, is providing an opportunity for a future where we can live, work and play on the Sunshine Coast.

This budget is all about shaping our future.

2015/16 BUDGET SCHEDULES
STATEMENT OF INCOME AND EXPENSES
For period ending 30 June 2016

	SUNSHINE COAST COUNCIL TOTAL												
	Estimated Position 2014/15 \$000	Budget 2015/16 \$000	Forward Estimate								2024/25 \$000		
			2016/17 \$000	2017/18 \$000	2018/19 \$000	2019/20 \$000	2020/21 \$000	2021/22 \$000	2022/23 \$000	2023/24 \$000			
Operating Revenue													
Gross Rates & Utility Charges	247,295	253,289	274,867	286,357	299,814	313,919	328,703	344,199	360,442	377,469			
Interest from Rates & Utilities	1,527	1,527	1,543	1,551	1,559	1,567	1,575	1,582	1,590	1,598			
Less Discounts, Pensioner Remissions	(11,265)	(11,435)	(12,317)	(12,785)	(13,322)	(13,883)	(14,470)	(15,084)	(15,726)	(16,398)			
Net Rates & Utility Charges	237,557	243,381	264,093	275,123	288,051	301,603	315,808	330,698	346,306	362,669			
Fees & Charges	53,252	54,733	59,077	61,386	63,857	66,435	69,125	71,933	74,864	77,924			
Interest Received from Investments	7,636	7,700	9,144	9,309	9,333	9,394	9,848	11,019	11,415	11,242			
Grants and Subsidies - Recurrent	12,263	11,946	11,946	11,946	11,946	11,946	11,946	11,946	11,946	11,946			
Operating contributions	706	696	696	696	696	696	696	696	696	696			
Interest Received from Unitywater	23,933	23,933	25,555	25,903	25,903	25,903	25,903	25,903	25,903	25,903			
Dividends Received	26,162	26,162	24,321	23,966	23,967	24,003	23,999	23,967	23,967	23,971			
Other Revenue	10,655	11,132	22,830	24,295	25,552	24,007	25,861	27,088	28,203	31,985			
Internal Revenues	7,935	6,424	6,815	7,020	7,230	7,447	7,671	7,901	8,138	8,382			
Community Service Obligations	-	-	-	-	-	-	-	-	-	-			
Total Operating Revenue	380,099	386,108	424,478	439,645	456,536	471,435	490,857	511,151	531,439	554,718			
Operating Expenses													
Employee costs	118,138	121,667	129,899	134,221	138,617	143,156	147,844	152,607	157,524	162,600			
Materials & Services	149,190	148,334	161,770	169,021	176,527	184,508	193,042	201,777	210,975	221,441			
Internal Expenditure	-	-	-	-	-	-	-	-	-	-			
Finance Costs	11,966	9,505	10,667	10,441	10,107	9,546	8,964	8,608	7,911	7,436			
Company Contributions	1,187	1,218	1,282	1,315	1,349	1,384	1,420	1,457	1,495	1,534			
Depreciation	64,186	67,059	74,712	78,208	81,848	83,062	84,033	86,291	88,522	89,828			
Other Expenses	16,392	16,868	17,757	18,218	18,692	19,178	19,677	20,188	20,713	21,252			
Competitive Neutrality Adjustments	-	-	-	-	-	-	-	-	-	-			
Total Operating Expenses	361,059	364,651	396,087	411,424	427,140	440,834	454,981	470,929	487,140	504,089			
Operating Result	19,040	21,457	28,391	28,221	29,396	30,601	35,876	40,222	44,299	50,629			
Capital Revenue													
Capital Grants and Subsidies	8,409	4,894	2,442	2,506	2,571	2,638	2,706	2,777	2,849	2,923			
Capital Contributions	14,669	12,000	12,632	12,961	13,298	13,643	13,998	14,362	14,735	15,118			
Contributed Assets	24,000	24,624	25,920	26,592	27,288	28,008	28,728	29,472	30,240	31,028			
Other Capital Revenue	4,783	-	-	-	-	-	-	-	-	-			
Net Result	70,902	62,975	69,386	70,279	72,552	74,890	81,309	86,832	92,123	99,699			

STATEMENT OF INCOME AND EXPENSES

For period ending 30 June 2016

	BUSINESS ACTIVITIES				
	Quarries Business Unit \$000	Sunshine Coast Airport \$000	Waste & Resource Management \$000	Sunshine Coast Holiday Parks \$000	Total Business Activities \$000
Revenue					
Net Rates & Utility Charges	-	-	44,030	-	44,030
Fees & Charges	1,278	11,579	5,466	13,211	31,534
Operating grants and subsidies	-	-	-	-	-
Internal sales/recoveries	8,170	5	920	-	9,095
Community Service Obligations	-	122	542	-	664
Operating contributions	-	-	663	-	663
Interest Revenue	-	-	-	-	-
Profit/Loss on Disposal of Assets	-	-	-	-	-
Other Revenue	-	5,295	2,786	-	8,081
Total Revenue	9,448	17,001	54,407	13,211	94,067
Operating Expenses					
Employee costs	1,166	2,354	2,338	279	6,136
Materials and Services	5,924	3,698	30,633	4,718	44,972
Other Expenses	46	400	1,023	165	1,634
Internal consumption/charges	1,585	1,353	2,651	1,134	6,724
Competitive neutrality costs	5	748	279	418	1,450
Total Operating Expenses	8,725	8,553	36,924	6,714	60,916
Earnings before Interest, Tax, Depreciation and Amortisation	723	8,448	17,484	6,496	33,151
Depreciation Expense	331	1,798	2,511	426	5,065
Earnings before Interest and Tax	392	6,650	14,973	6,071	28,086
Interest Expense	29	3,012	3,787	99	6,927
Earnings before Tax	363	3,639	11,186	5,971	21,159
Income tax equivalent	109	1,092	3,356	1,791	6,348
Net Result after Tax	254	2,547	7,830	4,180	14,811

CHANGES IN RATES AND UTILITY CHARGES

For period ending 30 June 2016

Total Rates & Charges	TOTAL COUNCIL			
	2014/15 \$	2015/16 \$	Variation \$	Variation %
Minimum general rate	1,078.00	1,110.00	32.00	3.0%
240 litre wheelie bin	264.50	271.40	6.90	2.6%
Environment Levy	60.00	60.00	-	0.0%
Transport Levy	20.00	20.00	-	0.0%
Heritage Levy	5.00	5.00	-	0.0%
Gross Rates & Charges	1,427.50	1,466.40	38.90	2.7%
Discount (general rate only)	53.90	55.50	1.60	3.0%
Net Rates & Charges	1,373.60	1,410.90	37.30	2.7%

In addition to the Net Rates & Charges, ratepayers who currently have a waste management service will receive a carbon tax refund of approximately \$17.00 in the July 2015 Rates Notice.

STATEMENT OF FINANCIAL POSITION

For period ending 30 June 2016

	SUNSHINE COAST COUNCIL TOTAL											
	Estimated Position 2014/15 \$000	Budget 2015/16 \$000	Forward Estimate								2024/25 \$000	
			2016/17 \$000	2017/18 \$000	2018/19 \$000	2019/20 \$000	2020/21 \$000	2021/22 \$000	2022/23 \$000	2023/24 \$000		
CURRENT ASSETS												
Cash & Investments	236,496	176,844	174,103	171,864	166,511	159,397	163,153	161,215	169,961	173,311		
Trade and other receivables	16,157	16,000	20,025	21,408	22,902	24,480	26,191	28,006	29,926	29,926		
Inventories	1,494	3,596	4,086	4,375	4,717	5,167	5,441	5,683	6,660	7,731		
Other Financial Assets	26,602	26,600	28,732	29,479	30,245	31,031	31,838	32,666	33,515	33,515		
Non-current assets classified as held for sale	-	-	-	-	-	-	-	-	-	-		
	280,749	223,040	226,946	227,126	224,375	220,075	226,623	227,570	240,062	244,483		
NON CURRENT ASSETS												
Trade and other receivables	434,394	448,476	448,476	448,476	448,476	448,476	448,476	448,476	448,476	448,476		
Property, plant & equipment	3,173,559	3,303,707	3,586,377	3,735,309	3,894,734	4,047,358	4,199,737	4,353,829	4,510,487	4,685,068		
Investment in associates	576,867	576,867	576,867	576,867	576,867	576,867	576,867	576,867	576,867	576,867		
Capital works in progress	118,677	125,813	131,784	132,496	135,355	136,830	135,537	133,993	133,391	135,019		
Intangible assets	16,491	16,491	15,335	13,587	11,213	10,160	10,118	10,082	10,052	10,052		
	4,319,988	4,471,353	4,758,839	4,906,735	5,086,644	5,219,692	5,370,735	5,523,247	5,679,273	5,855,482		
TOTAL ASSETS	4,600,737	4,694,394	4,985,784	5,133,862	5,291,020	5,439,767	5,597,358	5,750,817	5,919,335	6,099,965		
CURRENT LIABILITIES												
Trade and other payables	57,185	57,209	57,385	57,447	57,511	57,576	57,643	57,712	57,783	57,853		
Borrowings	11,380	11,380	11,609	11,725	11,842	11,960	12,080	12,201	12,323	12,446		
Provisions	13,584	13,584	15,044	15,544	16,054	16,580	17,124	17,677	18,248	18,248		
Other	9,939	9,939	10,734	11,013	11,299	11,593	11,894	12,203	12,520	12,520		
	92,088	92,112	94,772	95,729	96,706	97,709	98,741	99,793	100,874	100,997		
NON CURRENT LIABILITIES												
Borrowings	255,748	284,929	304,348	310,112	319,303	316,809	315,956	303,386	298,493	300,132		
Provisions	26,035	26,712	26,712	26,712	26,712	26,712	26,712	26,712	26,712	26,712		
	281,783	311,641	331,060	336,824	346,015	343,521	342,668	330,098	325,205	326,844		
TOTAL LIABILITIES	373,871	403,753	425,831	432,552	442,721	441,231	441,409	429,891	426,079	427,841		
NET COMMUNITY ASSETS	4,226,866	4,290,641	4,559,953	4,701,310	4,848,299	4,998,536	5,155,948	5,320,925	5,493,256	5,672,124		
COMMUNITY EQUITY												
Asset revaluation surplus	695,598	695,598	732,239	751,278	770,811	790,852	811,414	832,511	854,156	876,364		
Retained Earnings	173,373	236,348	371,929	442,207	514,760	589,650	670,958	757,791	849,914	949,613		
Capital	3,357,895	3,358,695	3,455,785	3,507,825	3,562,728	3,618,034	3,673,576	3,730,624	3,789,186	3,846,147		
TOTAL COMMUNITY EQUITY	4,226,866	4,290,641	4,559,953	4,701,310	4,848,299	4,998,536	5,155,948	5,320,925	5,493,256	5,672,124		

STATEMENT OF CHANGES OF EQUITY

For period ending 30 June 2016

SUNSHINE COAST COUNCIL TOTAL												
	Estimated Position 2014/15 \$'000	Budget 2015/16 \$'000	Forward Estimate									
			2016/17 \$'000	2017/18 \$'000	2018/19 \$'000	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	
Capital Accounts												
Balance at beginning of period	3,346,515	3,357,895	3,358,993	3,411,762	3,469,742	3,531,501	3,596,903	3,660,614	3,725,772	3,793,186	3,862,817	
Transfers to capital, reserves and shareholdings	11,380	800	47,751	49,339	52,040	54,904	55,306	55,542	57,048	58,562	56,961	
Transfers from capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-	
Balance at end of period	3,357,895	3,358,695	3,406,744	3,461,102	3,521,781	3,586,405	3,652,209	3,716,156	3,782,820	3,851,748	3,919,778	
Asset Revaluation Reserve												
Balance at beginning of period	695,598	695,598	695,598	713,684	732,239	751,278	770,811	790,852	811,414	832,511	854,156	
Asset revaluation adjustments	-	-	18,086	18,556	19,038	19,533	20,041	20,562	21,097	21,645	22,208	
Transfers to capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-	
Balance at end of period	695,598	695,598	713,684	732,239	751,278	770,811	790,852	811,414	832,511	854,156	876,364	
Retained Earnings												
Balance at beginning of period	173,376	173,373	236,348	302,543	371,929	442,207	514,760	589,650	670,958	757,791	849,914	
Net result for the period	70,902	62,975	66,195	69,386	70,279	72,552	74,890	81,309	86,832	92,123	99,699	
Transfers to capital, reserves and shareholdings	(70,902)	-	-	-	-	-	-	-	-	-	-	
Transfers from capital, reserves and shareholdings	(3)	-	-	-	-	-	-	-	-	-	-	
Balance at end of period	173,373	236,348	302,543	371,929	442,207	514,760	589,650	670,958	757,791	849,914	949,613	
TOTAL												
Balance at beginning of period	4,215,489	4,226,866	4,290,641	4,422,672	4,559,953	4,701,310	4,848,299	4,998,536	5,155,948	5,320,926	5,493,256	
Net result for the period	70,902	62,975	66,195	69,386	70,279	72,552	74,890	81,309	86,832	92,123	99,699	
Transfers to capital, reserves and shareholdings	(59,522)	800	47,751	49,339	52,040	54,904	55,306	55,542	57,048	58,562	56,961	
Transfers from capital, reserves and shareholdings	(3)	-	-	-	-	-	-	-	-	-	-	
Asset revaluation adjustments	-	-	18,086	18,556	19,038	19,533	20,041	20,562	21,097	21,645	22,208	
Balance at end of period	4,226,866	4,290,641	4,422,672	4,559,953	4,701,310	4,848,299	4,998,536	5,155,948	5,320,926	5,493,256	5,672,124	

STATEMENT OF CASH FLOW
For period ending 30 June 2016

SUNSHINE COAST COUNCIL TOTAL											
	Budget 2015/16 \$000	Forward Estimate									
		2016/17 \$000	2017/18 \$000	2018/19 \$000	2019/20 \$000	2020/21 \$000	2021/22 \$000	2022/23 \$000	2023/24 \$000	2024/25 \$000	
Cash flows from operating activities											
Receipts from customers	321,889	342,060	358,643	373,447	390,103	404,688	423,436	442,361	462,016	485,220	
Payments to suppliers and employees	(281,024)	(304,302)	(309,529)	(322,555)	(337,230)	(348,933)	(359,830)	(373,716)	(390,163)	(408,744)	
Interest and dividends received	57,731	59,004	59,020	59,178	59,203	59,300	59,750	60,889	61,285	61,116	
Finance costs	(13,181)	(11,942)	(12,063)	(11,621)	(11,220)	(10,721)	(10,054)	(9,574)	(8,783)	(8,216)	
Net cash inflow (outflow) from operating activities	93,464	84,820	96,071	98,449	100,856	104,334	113,303	119,960	124,356	129,376	
Cash flows from investing activities											
Payments for property, plant and equipment	(156,600)	(121,567)	(108,021)	(120,176)	(129,312)	(122,928)	(123,010)	(124,191)	(126,269)	(143,814)	
Proceeds from disposal non current assets	4,783	800	800	800	800	800	800	800	800	800	
Capital grants, subsidies, contributions and donations	23,078	14,692	15,074	15,466	15,868	16,281	16,704	17,139	17,584	18,041	
Finance costs (interest)	(1,763)	(2,478)	(2,810)	(2,774)	(2,992)	(3,345)	(3,427)	(3,317)	(3,076)	(2,939)	
Net cash inflow (outflow) from investing activities	(130,502)	(108,552)	(94,957)	(106,683)	(115,635)	(109,192)	(108,933)	(109,570)	(110,961)	(127,911)	
Cash flows from financing activities											
Proceeds from borrowings	53,700	39,900	16,772	27,474	32,845	23,018	26,609	17,542	27,465	35,301	
Repayment of borrowing	(11,380)	(17,298)	(19,498)	(21,479)	(23,419)	(25,275)	(27,223)	(29,870)	(32,114)	(33,416)	
Net cash inflow (outflow) from financing activities	42,320	22,602	(2,725)	5,996	9,426	(2,257)	(614)	(12,328)	(4,649)	1,885	
Net increase (decrease) in cash held	5,282	(1,130)	(1,611)	(2,238)	(5,353)	(7,115)	3,756	(1,938)	8,746	3,350	
Cash at beginning of reporting period	224,410	176,844	175,714	174,103	171,864	166,511	159,397	163,153	161,215	169,961	
Cash at end of reporting period	229,692	175,714	174,103	171,864	166,511	159,397	163,153	161,215	169,961	173,311	

MEASURES OF FINANCIAL SUSTAINABILITY

For period ending 30 June 2016

SUNSHINE COAST COUNCIL TOTAL												
	Estimated Position 2014/15 %	Forward Estimate										
		2015/16 %	2016/17 %	2017/18 %	2018/19 %	2019/20 %	2020/21 %	2021/22 %	2022/23 %	2023/24 %	2024/25 %	
Operating Performance												
Operating surplus ratio (%)	5.0%	5.5%	5.3%	4.8%	4.3%	4.3%	4.8%	5.5%	6.0%	6.4%	6.9%	
Fiscal Flexibility												
Council controlled revenue ratio (%)	76.5%	77.2%	76.1%	76.1%	76.5%	78.1%	78.4%	78.8%	79.3%	79.4%		
Total debt service cover ratio (times)	4.1	4.8	5.1	5.3	5.5	6.0	6.4	6.8	7.3	7.9		
Net financial liabilities ratio (%)	24.5%	46.8%	50.4%	48.1%	48.1%	48.0%	44.9%	40.6%	36.0%	34.1%		
Liquidity												
Cash expense cover ratio (months)	10.0	7.3	7.0	6.7	6.4	5.9	5.4	5.1	5.2	5.1		
Asset Sustainability												
Asset sustainability ratio (%)	72.0%	82.9%	78.2%	86.8%	85.4%	77.7%	78.8%	73.5%	80.4%	65.8%	69.2%	

Operating Surplus Ratio

Measures the extent to which operating revenues raised cover operational expenses only or are available for capital funding purposes or other purposes.
Calculation: Operating Result (excluding capital items) as a percentage of operating revenue.

Target: between 0% and 10%

Council Controlled Revenue Ratio

Indicates the degree of reliance on external funding sources such as operating subsidies, donations and contributions. Council's financial flexibility improves the higher the level of its council controlled revenue.

Calculation: Net rates, levies and charges & fees and charges / total operating revenue.
Target: Greater than 60%

Net Financial Liabilities Ratio

Measures the extent to which the net financial liabilities of Council can be repaid from operating revenues.

Calculation: (Total liabilities - current assets) / total operating revenue (excluding capital items)

Target: not greater than 60%.

Cash Expense Cover Ratio

Indicates the number of months Council can continue paying its immediate expenses without additional cash loans.

Calculation: (Current year's cash and cash equivalents balance / (total operating expenses - depreciation and amortisation - finance costs charged by QTC - interest paid on overdraft) * 12

Target: Greater than 3 months.

Total Debt Service Cover Ratio

Indicates the ability to repay loan funds. A low cover indicates constrained financial flexibility and limited capacity to manage unforeseen financial shocks.

Calculation: (Operating result (excluding capital items) + depreciation and amortisation + gross interest expense) / (gross interest expense + prior year current interest bearing liabilities)

Target: Greater than 2 times

Asset Sustainability Ratio

This ratio reflects the extent to which the infrastructure assets managed by Council are being replaced as they reach the end of their useful lives.

Calculation: Capital expenditure on replacement assets (renewals) / depreciation expense

Target: greater than 90%.

2015/16 CAPITAL WORKS PROGRAM

Program	Sub Program	Budget 2015/16 \$'000	Forward Estimate 2016/17 \$'000	Forward Estimate 2017/18 \$'000	Forward Estimate 2018/19 \$'000	Forward Estimate 2019/20 \$'000	Forward Estimate 2020/21 \$'000	Forward Estimate 2021/22 \$'000	Forward Estimate 2022/23 \$'000	Forward Estimate 2023/24 \$'000	Forward Estimate 2024/25 \$'000
BUILDINGS & FACILITIES	Community Facilities	4,282	6,191	3,808	3,834	3,383	3,800	3,143	3,798	3,280	3,851
	Corporate Buildings	2,160	1,565	2,491	2,038	2,050	2,050	2,000	2,050	2,050	2,050
	BUILDINGS & FACILITIES Total	6,422	7,756	6,299	5,872	5,433	5,850	5,143	5,848	5,330	5,901
COAST AND CANALS	Coast, Canals and Waterways	1,900	1,320	1,650	1,957	2,050	2,130	2,050	2,605	2,057	2,087
	COAST AND CANALS Total	1,900	1,320	1,650	1,957	2,050	2,130	2,050	2,605	2,057	2,087
DIVISIONAL ALLOCATIONS	Divisional Allocation	3,590	3,845	3,845	3,845	3,845	3,845	3,845	3,845	3,845	3,845
	DIVISIONAL ALLOCATIONS Total	3,590	3,845								
ENVIRONMENTAL ASSETS	Environmental Tracks Trails and Infrastructure	512	222	250	350	715	1,025	600	1,100	800	900
	Environmental Visitor and Education Facilities	463	517	750	700	400	1,400	400	1,400	300	1,300
	ENVIRONMENTAL ASSETS Total	975	739	1,000	1,050	1,115	2,425	1,000	2,500	1,100	2,200
FLEET	Plant Replacement	3,118	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
	FLEET Total	3,118	3,000								
PARKS AND GARDENS	Beach Accesses & Dunal Areas Development	315	270	250	150	150	230	230	400	300	400
	Cemeteries	106	127	140	81	130	120	63	63	40	40
	LGIP Recreation Parks	1,649	1,700	2,050	3,097	3,970	4,164	3,515	3,680	3,900	3,900
	LGIP Sports Facilities	1,210	400	1,605	2,750	2,500	2,400	1,800	2,000	2,065	2,500
	Recreation Park and Landscape Amenity	4,986	3,723	3,086	3,662	3,597	3,647	3,540	3,210	3,530	3,392
	Recreational Sports Facilities	1,460	700	1,100	800	250	250	300	350	400	400
	Recreational Tracks & Trails	250									
	PARKS AND GARDENS Total	9,975	6,920	8,231	10,540	10,597	10,811	9,448	9,703	10,225	10,632
STORMWATER	LGIP Stormwater	1,224	915	970	785	1,330	1,218	1,310	1,290	1,310	1,310
	Stormwater Management	4,367	3,620	5,174	5,602	4,990	5,140	4,975	4,940	5,225	5,195
	Stormwater Quality Management	381	925	1,115	480	675	482	420	420	400	400
	STORMWATER Total	5,972	5,460	7,259	6,867	6,995	6,840	6,705	6,650	6,935	6,905
TRANSPORTATION	Bridges	3,710	3,080	3,590	2,620	2,650	2,650	2,650	3,450	2,650	2,650
	Car parks	1,192	1,272	482	1,082	982	782	782	782	782	782
	Gravel Road Network	3,250	3,000	3,000	3,000	3,500	3,500	3,500	3,500	3,000	3,500
	Pedestrian & Cyclist Enabling Facilities	748	658	658	660	660	660	660	660	660	1,160
	LGIP Active Transport	1,709	1,875	3,635	2,030	1,406	1,445	1,031	2,080	1,240	1,440
	LGIP Transportation	7,770	8,820	6,370	8,520	11,650	9,220	6,120	9,490	6,320	11,020
	Public Transport Infrastructure	1,060	1,060	1,060	560	560	560	560	560	560	560
	Reseals and Rehabilitation	16,850	18,000	18,000	19,000	19,000	20,000	19,000	20,000	19,000	20,000
	Road Safety	469	500	500	500	500	500	500	500	500	500
	Sealed Road Network	2,354	1,098	1,663	3,507	2,958	2,788	3,148	2,948	2,348	2,588
	Strategic Pathway & On Road Cycle Networks	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,190	1,310
	Street lighting	4,452	4,372	4,372	4,372	4,372	72	72	72	80	80
	Streetscapes - Corridors	400	-	-	-	-	400	530	500	500	-
	Streetscapes - Local Centres	495	2,290	3,780	30	330	985	75	530	530	30
	Streetscapes - Major Centres	2,550	2,850	250	1,000	2,370	4,800	4,700	2,475	1,990	3,490
	Transport Management	451	302	250	250	250	250	250	250	250	250
	Transport Renewals	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
	TRANSPORTATION Total	49,499	51,217	49,650	49,171	53,228	50,652	45,618	49,837	42,600	50,360

Continued **2015/16 CAPITAL WORKS PROGRAM**

Program	Sub Program	Budget 2015/16 \$000	Forward Estimate 2016/17 \$000	Forward Estimate 2017/18 \$000	Forward Estimate 2018/19 \$000	Forward Estimate 2019/20 \$000	Forward Estimate 2020/21 \$000	Forward Estimate 2021/22 \$000	Forward Estimate 2022/23 \$000	Forward Estimate 2023/24 \$000	Forward Estimate 2024/25 \$000
INFORMATION COMMUNICATION TECHNOLOGY	Information Communication Technology	3,620	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
INFORMATION COMMUNICATION TECHNOLOGY Total		3,620	3,200								
STRATEGIC LAND & COMMERCIAL PROPERTIES	LGIP Social Land Commercial Property	50,428 150	- 50	350	-	-	-	-	-	-	-
STRATEGIC LAND & COMMERCIAL PROPERTIES Total		50,578	50	350	-						
AERODROMES	Caloundra Aerodrome - Airside Caloundra Aerodrome - Landside	- 215	- 70	900 220	400	500	500	500	500	500	500
AERODROMES Total		215	70	1,120	400	500	500	500	500	500	500
SUNSHINE COAST AIRPORT	Airside Landside	700 4,356	200 1,975	4,700 2,047	3,122 1,232	200 3,913	6,615	12,186	4,281	50	12,908
SUNSHINE COAST AIRPORT Total		5,056	2,175	6,747	4,354	4,113	6,615	12,436	4,281	12,958	2,400
HOLIDAY PARKS	Holiday Parks	770	921	1,721	1,921	1,721	1,721	921	921	1,065	1,065
HOLIDAY PARKS Total		770	921	1,721	1,921	1,721	1,721	921	921	1,065	1,065
QUARRIES	Quarries	630	580	1,235	1,010	160	430	710	560	185	485
QUARRIES Total		630	580	1,235	1,010	160	430	710	560	185	485
WASTE	Waste Avoidance and Minimisation Waste Collection Waste Disposal	490 550 3,347	6,495 294 6,815	722	- 6,435	170 3,845	1,170	170	- 6,400	170	- 7,250
WASTE Total		4,387	13,604	5,867	6,605	4,015	2,015	5,455	6,570	7,420	7,420
MAROOCHYDRE CITY CENTRE		31,660	20,994	2,483	13,612	21,537	12,028	7,153	5,527	5,554	20,029
MAROOCHYDRE CITY CENTRE Total		31,660	20,994	2,483	13,612	21,537	12,028	7,153	5,527	5,554	20,029
PALMVIEW DEVELOPMENT	Sealed Road Network	5,000	4,000	-	-	-	-	-	-	-	-
PALMVIEW DEVELOPMENT Total		5,000	4,000	-							
Total Capital Works Program		183,368	125,851	103,655	113,404	121,508	112,062	107,184	105,547	105,973	120,029

**MAROCHYDRE CITY CENTRE PROJECT
STATEMENT OF INCOME AND EXPENSES
For period ending 30 June 2016**

	Estimated Position 2014/15 \$000	Budget 2015/16 \$000	Forward Estimate											
			2016/17 \$000	2017/18 \$000	2018/19 \$000	2019/20 \$000	2020/21 \$000	2021/22 \$000	2022/23 \$000	2023/24 \$000	2024/25 \$000			
Operating Revenue														
Other Revenue	-	-	7,572	7,821	8,931	9,823	10,903	12,369	13,197	13,902	17,261			
Total Operating Revenue	-	-	7,572	7,821	8,931	9,823	10,903	12,369	13,197	13,902	17,261			
Operating Expenses														
Materials & Services	-	-	2,096	2,165	2,472	2,719	3,018	3,424	3,653	3,849	4,778			
Depreciation	-	408	749	778	844	1,028	1,196	1,316	1,411	1,443	1,686			
Total Operating Expenses	-	408	2,845	2,943	3,316	3,747	4,214	4,740	5,065	5,292	6,465			
Operating Result	-	(408)	4,727	4,878	5,615	6,076	6,689	7,629	8,133	8,610	10,796			
Net Result	-	(408)	4,727	4,878	5,615	6,076	6,689	7,629	8,133	8,610	10,796			

Note: The above represents Council's Maroochydore City Centre Project and forms part of the consolidated Sunshine Coast Council Total Budget Schedules.



Strategic Policy

2015/16 Revenue Policy

Corporate Plan reference:	5. A public sector leader 5.2 - A financially sustainable organisation
Endorsed by Council on:	1 June 2015 Reference Number: SM15/13
Manager responsible for policy:	Director Corporate Services, Corporate Services Department

Policy purpose

The purpose of this Revenue Policy is to set out the principles used by Council for:

- the levying of rates and charges; and
- granting concessions for rates and charges; and
- the recovery of overdue rates and charges; and
- cost-recovery methods.

Policy outcome

The Revenue Policy will be applied by council in the development of the annual budget for the 2015/16 financial year.

Policy scope

The Revenue Policy applies to all areas identified in Section 193 of the *Local Government Regulation 2012*.

Policy statement

The Levying of Rates and Charges

Council levies rates and charges to fund the provision of valuable services to our community. When adopting its annual budget council will set rates and charges at a level that will provide for both current and future community requirements. Council will apply the principle of transparency in making rates and charges.

1. General Rates

General Rate revenue provides essential whole of community services not funded through subsidies, grants, contributions or donations received from other entities, or not provided for by other levies or charges. Council will consider all full cost recovery options before calculating the general rate.

Council is required to raise an amount of revenue it sees as being appropriate to maintain assets and provide services to the region as a whole. In deciding how that revenue is raised, Council has formed the opinion that a differential general rating scheme, based primarily on land use, provides the most equitable basis for the distribution of the general rate burden.

The rateable value for each property is the basis for determining the amount of the general rate levied. Council recognises that significant valuation fluctuations may have an adverse effect on pensioners. Council has implemented a Deferment of General Rates Policy to provide eligible pensioners with the opportunity to apply for a deferment of general rates.

2. Special and Separate Rates and Charges

Where appropriate Council will fund certain services, facilities or activities by means of separate or special rates or charges.

In accordance with Section 94 of the *Local Government Regulation 2012* council will levy special rates and charges on certain properties that are considered to be specially benefited by the provision of a specific service, facility or activity.

Special rates are based on the rateable value of the land and special charges are a flat charge per property, where this is considered to provide a more equitable basis for the sharing of the cost.

In accordance with Section 103 of the *Local Government Regulation 2012* council will levy a separate rate or charge on all rateable land in the region to fund a particular service, facility or activity where council believes that the service, facility or activity is a key in achieving council's vision to be Australia's most sustainable region - vibrant, green, diverse.

3. Other Charges

In general, council will be guided by the principle of user pays in making all other charges.

The Levying of Rates and Charges

In levying rates and charges, council will apply the principles of:

- consistency by scheduling the issue of rate notices on a half yearly basis;
- communication by advising ratepayers about rate notice issue dates and discount dates;
- clarity by providing meaningful information on rate notices to enable ratepayers to clearly understand their responsibilities; and
- flexibility by providing payment arrangements to ratepayers in financial difficulty, along with a wide array of payment options.

In making and levying rates and charges, council will be guided by the principles of:

- equitable distribution of the general rates burden as broadly as possible;
- transparency in the making and levying of rates;
- flexibility, to take account of changes in the local economy;
- clarity in terms of responsibilities (council's and ratepayers') in regard to the rating process;
- National Competition Policy legislation where applicable; and
- having in place a rating regime that is efficient to administer.

The Purpose of and Granting of Concessions for rates and charges

Council has determined that pensioners as defined by the *Local Government Regulation 2012* are entitled to receive concessions on rates and various other services that council provides to the community. Council may grant a concession for land that is owned by a pensioner under Section 120(1)(a) of the *Local Government Regulation 2012*. The purpose of the concessions for pensioners is to assist pensioner property owners to remain in their own home by reducing the financial impact of rates and charges.

In accordance with Section 120(1)(b) of the *Local Government Regulation 2012* other charitable organisations, community groups, and sporting associations may also be entitled to concessions. The purpose of these concessions is to encourage and support charitable organisations, community groups, and sporting associations as they contribute to the health and well-being of the community and the social cohesion of the region.

In accordance with Section 120(1)(d) of the *Local Government Regulation 2012* concessions may be granted if the concession will encourage economic development of all or part of the local

government area. Per the provisions of the Sunshine Coast Investment Incentive Scheme an approved business or enterprise may be entitled to a concession in the form of a deferment of general rates for such period as Council may determine from time to time.

In exercising these concession powers council will be guided by the principles of:

- transparency by making clear the requirements necessary to receive concessions; and
- communication by raising the awareness of target groups that may qualify for these concessions; and;
- equity by ensuring that all applicants of the same type receive the same concession.

The Recovery of Rates and Charges

Council will exercise its rate recovery powers pursuant to the provisions of Chapter 4 Part 12 of the *Local Government Regulation 2012* in order to reduce the overall rate burden on ratepayers, and will be guided by the principles of:

- equity by treating all ratepayers in similar circumstances in the same manner and by having regard to their capacity to pay;
- transparency by making clear the obligations of ratepayers and the processes used by council in assisting them to meet their financial obligations; and
- flexibility by accommodating ratepayers' needs through short-term payment arrangements.

Cost Recovery Fees

All fees and charges will be set with reference to full cost pricing. Cost recovery fees will be charged up to a maximum of full cost. Commercial charges will be at commercial rates. Council acknowledges the community benefit associated with not-for-profit organisations conducting activities on the Sunshine Coast, and therefore all not-for-profit organisations are exempt from cost recovery fees for applications to conduct activities requiring an approval on public and private land within the region.

New Development Costs

Developer contributions for infrastructure are determined each year in accordance with the philosophy that a developer should pay reasonable and relevant contributions towards the capital cost of the provision of infrastructure to meet past and future augmentation costs associated with this new development, subject to State Government requirements. Infrastructure agreements are negotiated outcomes between Council and the developer.

Guiding principles

Council is required to prepare and adopt a Revenue Policy in accordance with Section 193 of the *Local Government Regulation 2012*. The Revenue Policy must be reviewed annually and in sufficient time to allow an annual budget that is consistent with the Revenue Policy to be adopted for the next financial year.

Accordingly, the principles contained within the Revenue Policy are applied in the determination of the Revenue Statement, rates, fees and charges.

Roles and responsibilities

All council staff are bound by the principles outlined in this policy in determining the level of rates, fees and charges, and in the application of concessions relating to those rates, fees and charges.

Measurement of success

Financial sustainability indicators remain within target ranges and council maintains a strong financial position through adequate and equitable revenue streams.

Definitions

All words within this policy have the meaning assigned under the Dictionary from the schedule contained within the *Local Government Regulation 2012*

Related policies and legislation

Local Government Act 2009

Local Government Regulation 2012

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1. INTRODUCTION

Section 169(2) of the *Local Government Regulation 2012* requires council to prepare and adopt a revenue statement each financial year as part of the local government's budget. Section 172 of the *Local Government Regulation 2012* specifies the content to be included in the revenue statement.

Pursuant to Sections 169(2) and 172 of the *Local Government Regulation 2012*, council hereby resolves at the Special Meeting on 25 June 2015 to adopt the following revenue statement, which provides details of the following:

- General Rate
- Separate Charges (a charge made and levied equally on all rateable land)
 - Environment Levy
 - Transport Levy
 - Heritage Levy
- Special Rates (a rate made and levied on the rateable value of some, but not all, rateable land in the region)
 - Montville Beautification Levy
 - Tourism and Major Events Levy
- Special Charges (a charge made and levied on some, but not all, rateable land in the region).
 - Rural Fire Charge
 - Brightwater Estate Landscaping Charge
 - Twin Waters Maintenance Charge
 - Sunshine Cove Maintenance Charge
 - Mooloolah Island Maintenance Charge
- Waste Management Charges
- Holding Tank Charges
- Administration which covers Pensioner Concessions, Discounts, Arrangements, General Rate Deferments, General Rate Concessions, Interest and Sale of Land
- The criteria used to decide the amount of cost-recovery fees
- The criteria used to decide the amount of charges for a commercial business activity's goods and services.

2. ADMINISTRATION

2.1 Issue of Rates Notices

Separate rates notices will be issued in the first six months of the financial year (July to December), and in the second half of the financial year (January to June), for the billing periods 1 July 2015 to the 31 December 2015, and 1 January 2016 to the 30 June 2016 respectively. Each notice includes one half of the annual rates and charges levied.

2.2 Adjustment of Rates and Charges

Supplementary rates notices for variations in rates and charges will be issued as required during the financial year. It is the owner's responsibility to check that all rates and charges are correct at the time of the issue of the rate notice. Adjustments to rates and charges levied in prior financial years will only be done in exceptional circumstances. Adjustment for rates and charges levied in prior financial years will not be done where:

- (a) a property has been categorised in Differential General Rate Categories 16,17,18,19, 27 or 29 (i.e. not principal place of residence) and the owner/s have not provided a declaration that the property is his/ her/ their principal place of residence per section 3.2.3 of this revenue statement.
- (b) a property has been categorised as Transitory Accommodation – Urban or Transitory Accommodation – Rural for the purposes of levying the Tourism and Major Events Levy and the owner/s have not provided a Tourism and Major Events Levy declaration form advising council that the property is not offered for short term residential rental.

2.3 Early Payment Discount

Discounts for prompt payments will be allowed on the rates and charges stipulated in council's revenue statement as having discount applying to them. Such discounts are allowed in accordance with Section 130 of the *Local Government Regulation 2012*.

2.3.1 Method of Calculation

Subject to section 2.3.2 of this revenue statement the following discount will be allowed on general rates where the net amount shown on the rate notice is paid by the designated due date:

- (a) 5% of the general rate; or
- (b) \$200.00 per annum (i.e. \$100.00 for each half yearly rate period)

whichever is the lesser amount.

In the case of pensioners complying with the eligibility criteria contained in the Queensland Government's Rate Subsidy Scheme and Retirement Villages as per differential general rate category 23, the half yearly discount offered will be 5% of the general rates. No maximum will apply.

No Discount is allowable on the following charges which may appear on the rates notice:

- Emergency Management Levy
- All Special Rates
- All Special Charges
- All Separate Charges
- Waste Management Charges
- Change of Ownership Fee
- Backflow Device Registration Fee
- Valuation Fee
- Holding Tanks
- Any property charge relating to the provision of temporary services or the carrying out of council works on or in connection with the property
- Any non-rate item included on the rate notice
- Legal costs incurred by council in rate collection

- Interest charges on overdue rates
- Any other rate, charge or amount unless a discount is specifically permitted by this revenue statement.

2.3.2 Payments Made Before the Due Date

A discount will be allowed where full payment of the current period rates and charges, plus any overdue rates and charges and interest thereon, is received before the first working day following the due date. This will apply to all payments made at a council office, an approved agency, or by electronic means. For payments made through an approved agent or by electronic means the payment is deemed to be received on the transaction date provided by the approved agent or relevant financial institution.

2.3.3 Allowance of Early Payment Discount for Late Payments

There are occasions when payment by the due date is not achieved through circumstances beyond the control of the ratepayer and Section 130(10) of the *Local Government Regulation 2012* provides council with a discretionary power to allow discount in such circumstances.

2.3.3.1 *Payments made after the Due Date*

Discount will be allowed if the full payment of the overdue rates and charges is made within a period specified by council AND the applicant provides proof satisfactory to council of any of the following:

- Illness involving hospitalisation and/ or incapacitation of the ratepayer at or around the due date for payment; or
- The death or major trauma (accident/ life threatening illness/ emergency operation) of the ratepayer and/ or associated persons (Spouse/ Children/ Parents) at or around the due date for payment; or
- The loss of records resulting from factors beyond the ratepayer's control (Fire/ Flood etc.); or
- as a result of a change of ownership, where council received notification between the generation of the rates notice and the due date for payment

and council is satisfied that the event was the cause of the ratepayer's failure to make full payment by the due date.

2.3.3.2 *Late payments Due to Delivery Difficulties*

Discount will be allowed following the non-receipt of the rates notice by the ratepayer or the non-receipt or late receipt of the rates payment by council where the reason for such non-receipt or late receipt is separately substantiated by:

- a written statement from the ratepayer detailing non receipt of the rates notice provided discount has not been allowed on a previous late payment in similar circumstances in the last five (5) years; or
- other evidence that payment of the rates was made by the ratepayer at the time, but did not reach council due to circumstances beyond the control of the ratepayer; or
- where an administrative error occurred at the Department of Natural Resources and Mines which resulted in the rates notice being incorrectly addressed by council.

Discount may also be allowed if substantiated by evidence that the return of the rate notice to council although correctly addressed is through no fault or instigation of the ratepayer and beyond the ratepayer's reasonable control.

Discount will **NOT** be allowed if the circumstances above are:

- as a result of the failure of the ratepayer to ensure that council was given correct notification of the postal address for service of notices prior to the issue of the rate notices; or
- as a result of the failure of the ratepayer to ensure that council was given the correct notification of the email address for service of the notices prior to the issue of the rate notices where the option for delivery by electronic means has been selected.

2.3.3.3 Administrative Errors

An extended discount period will be allowed if council has failed to correctly issue the rates notice in sufficient time to permit the ratepayer to make payment before the expiration of the discount period. The extended discount period will be equivalent to that period provided to other ratepayers and will commence from the date council specifies.

2.3.3.4 Payment Errors

Where there is an apparent accidental short payment of the rates resulting from a miscalculation of the net amount due, arising from the payment of a number of rate notices at one time (i.e. addition error) OR the tendering of an incorrect amount for a single rate notice (i.e. transposition error) THEN discount will be allowed in the following manner:

- WHERE THE AMOUNT OF THE ERROR IS \$50.00 OR LESS

Full discount will be allowed and the underpaid amount will be treated as 'Arrears of Rates'.

- WHERE THE AMOUNT OF THE ERROR EXCEEDS \$50.00

The Ratepayer will be advised in writing of the error and given 14 days to pay the shortfall. If the shortfall is paid by the extended due date so advised full discount will be allowed at that time.

Allowance of discount in these circumstances will **NOT** be allowed if any transposition error or addition error exceeds 20% of the total net rates payable on the single rate notice or the number of rate notices paid at one time.

2.4 Pensioner Concession

Council's pensioner rate concession to eligible pensioners will be allowed under *Chapter 4, Part 10 of the Local Government Regulation 2012*.

To qualify for Council's Pensioner Rate Concession the ratepayer MUST ALSO qualify for the Queensland Government Pensioner Rate Subsidy.

2.4.1 Eligibility Criteria

For Queensland Government Pensioner Rate Subsidy

The pensioner:

1. Must possess a current, valid qualifying concession card, namely:
 - Pensioner Concession Card issued by Centrelink or the Department of Veteran Affairs **OR**
 - Repatriation Health (Gold) Card - (for all Conditions) issued by the Department of Veteran Affairs; and
2. Must be the owner (either solely or jointly), or be an eligible life tenant, in accordance with the guidelines for the State Government Rate Subsidy Scheme, of property within the region which is their principal place of residence, AND must have (either solely or jointly) with a co-owner, the legal responsibility for payment of rates and charges which are levied in respect of the said property by the council. In the case of joint ownership, the subsidy will apply only to the approved pensioner's proportionate share of the applicable rates and charges, except where the co-owners are an approved pensioner and his/ her spouse. In this situation the concession will apply to the full amount of applicable rates and charges; and
3. Must, if a 'first time' applicant, lodge and complete the prescribed application to be entitled to a rate subsidy. The information on this application form will be used by council to verify the eligibility of all pensioners (Centrelink and Veteran Affairs pension recipients). Upon proof of eligibility, the entitlement to a subsidy will commence from either the card start date shown on the Pensioner Concession Card or the date of occupation of their principal place of residence or the start of the current rating period, whichever is the later date. Such entitlement will continue until the sale of that property or until the entitlement to a pension ceases to exist; and
4. Must, if an 'existing' applicant, lodge another application if required by council OR on the acquisition of a replacement property within the region.

For Council's Pensioner Rate Concession

In addition to the above, the ratepayer **MUST**:

5. have owned, or otherwise paid rates on, property within the region for the preceding 3 years. Pensioner concession may be allowed where the applicant has paid rates on property within the region for 5 of the last 10 years, so long as the "gap" between ownerships in this period does not exceed 12 months. If currently not eligible and upon meeting the qualifying period of 3 years, rating concession will be applied from the start of the next rating period. Discretion may be applied in relation to contribution to the region regarding continuous residency, consistent with pensioner concession arrangements as listed above.

For holders of the Repatriation Health (Gold) card issued by the Department of Veteran Affairs who have been classified as Totally and Permanently Incapacitated the three year ownership provision is waived.

2.4.2 Method of Calculation – Per Property

Pension Rate	Sole title to the property	Joint title to the property
Maximum level of pension	\$230 p.a maximum	\$180 p.a maximum
Not Maximum level of pension	\$115 p.a maximum	\$65 p.a maximum

2.4.2.1 Single Owner on the Maximum Rate of Pension

Where the pensioner is in receipt of the maximum level of pension and has sole title to the property that is their principal place of residence the concession will be 25% of the general rate up to a maximum amount of \$230.00 per annum.

2.4.2.2 Joint Owner on the Maximum Rate of Pension

Where the pensioner is in receipt of the maximum level of pension and the property is their principal place of residence and owns the property jointly with one or more people per eligibility criteria in section 2.4.1, the concession will be 25% of the general rate up to a maximum amount of \$180.00 per annum.

2.4.2.3 Single Owner not on the Maximum Rate of Pension

Where the pensioner is not in receipt of the maximum level of pension and has sole title to the property that is their principal place of residence the concession will be 25% of the general rate up to a maximum amount of \$115.00 per annum.

2.4.2.4 Joint Owner not on the Maximum Rate of Pension

Where the pensioner is not in receipt of the maximum level of pension and the property is their principal place of residence and owns the property jointly with one or more people per eligibility criteria in section 2.4.1, the concession will be 25% of the general rate up to a maximum amount of \$65.00 per annum.

2.5 Outstanding Rates and Charges

2.5.1 Interest Charges

Interest Charges will be applied to all *Overdue Rates or Charges* under Section 133 of the *Local Government Regulation 2012*. The interest will be compound interest, calculated on daily rests. The interest rate will be 11% per annum.

2.5.2 Arrangements to Pay

Arrangements to pay in accordance with Section 129 of the *Local Government Regulation 2012*, will be entered into where there are no overdue rates and charges from previous rating periods and the ratepayer and council agree that such arrangements will allow the outstanding rates or charges payable to be paid by the end of the current half - financial year. No recovery action will be taken on any instalment payment that is not overdue.

Where a ratepayer defaults on an arrangement to pay, the arrangement will be cancelled, and interest will be charged on the overdue rates and charges in accordance with section 2.5.1 of this revenue statement. Additionally council will not enter into any further arrangements during the rating period covered by the initial arrangement request.

2.5.3 Rates & Charges Balances Outstanding

Where the rates and charges remain unpaid, a reminder notice will be issued.

Where rates and charges remain unpaid after the reminder notice period, further recovery action will be commenced, which may include being referred to an external Debt Recovery Agent. Council may also undertake Court proceedings to recover overdue rates and charges in accordance with Section 134 of the *Local Government Regulation 2012*.

As per Sections 138 - 144 of the *Local Government Regulation 2012*, council has the power to sell the property for the recovery of outstanding rates and charges, which are overdue for 3 years or more. Vacant land and commercial properties can be sold after 1 year where judgment has been entered.

2.5.4 Rates & Charges Debt Concession

In accordance with Section 120 of the *Local Government Regulation 2012* a concession by way of an agreement to defer some or all of the rates and charges, be granted to landowners that satisfy council that payment of the rates and charges will cause them hardship.

The granting of this concession will be subject to conditions as included in council resolutions and policy documents prepared from time to time.

In accordance with Section 125(3) of the *Local Government Regulation 2012* a premium will accrue on all rates and charges in arrears. The premium will be equivalent to 11% compound interest, calculated in daily rests (per section 2.5.1).

2.5.5 Sale of Land for Arrears of Rates & Charges

To exercise the powers of the local government to sell or acquire land for overdue rates according to the *Local Government Act 2009* (the Act) and *Local Government Regulation 2012* including but not limited to the following:

- Some or all of the overdue rates and charges have been outstanding for greater than three years;
- The Local Government may, by resolution, decide to sell the land;
- The Local Government must as soon as practicable give all interested parties a Notice of Intention to Sell the land;
- Procedures for selling the land must be commenced generally three months after the Notice of Intention to Sell the land is issued and within six months;
- The Local Government must end the procedures if the overdue rates and charges and all expenses the local government incurs in attempting to sell the land are paid in full;
- The CEO upon legal advice has the authority to remove a property from the Sale of Land list.

2.6 Deferment of General Rates

Chapter 4 Part 10 of the *Local Government Regulation 2012* allows council to enter into an agreement with certain ratepayers to defer the payment of their general rates.

The deferment of the general rate will apply to:

- Eligible Pensioners
- Eligible Business / Enterprises

2.6.1 Deferment for Eligible Pensioners

Eligible pensioners will be allowed under Chapter 4, Part 10 of the *Local Government Regulation 2012*, Section 120(1)(a).

To assist eligible pensioners who have experienced large increases in the value of their property as determined by the Department of Natural Resources and Mines or have experienced financial hardship council will allow deferment of up to 50% of the general rate. The deferred rates will accumulate as a debt against the property until it is sold or until the death of the ratepayer.

The deferment of general rates applies only to ratepayers categorised in Differential General Rates Categories 1, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 28 & 30.

To be eligible to defer up to 50% of the general rate the applicant must:

- own and occupy the property; and
- have no overdue rates and charges on the said property; and
- be the holder of a Pension Concession Card issued by Centrelink or the Department of Veteran Affairs; **OR**
- a Repatriation Health (Gold) Card issued by the Department of Veteran Affairs; **OR**
- a Commonwealth Seniors Health Card; **OR**
- a Queensland Seniors Card issued by the Queensland State Government.

Note that automatic eligibility applies to those ratepayers currently receiving a Pension Concession on their rate notice. Eligibility for those ratepayers with a Seniors Card will be assessed accordingly.

2.6.2 Deferment for Businesses or Enterprises

Eligible businesses or enterprises will be allowed under Chapter 4, Part 10 of the *Local Government Regulation 2012*, Section 120(1)(d).

To assist businesses and enterprises in accordance with the Business Investment Policy, council will allow deferment of the general rate to approved applicants under the Sunshine Coast Investment Incentive Scheme. The deferred rates will accumulate as a debt against the property until it is sold or until the payment is required in accordance with the provisions of the Sunshine Coast Investment Incentive Scheme.

2.6.2 Interest Charges

Interest Charges, or the payment of an additional charge, will be applied to all deferred general rates under Section 122(5) of the *Local Government Regulation 2012*. The interest will be compound interest, calculated in daily rests. The interest rate will be set at the 90 day bank bill rate as at the adoption of the 2015/16 Budget.

2.6.2 Application to Defer

Ratepayers will be required to apply for a deferment of the general rate. Upon approval of the application the deferment agreement will continue until council is notified in writing to cease the agreement, or until such time as the property is sold, or upon the death of the ratepayer, or until the due date for payment as specified in the provisions of the deferment agreement

2.7 General Rate Exemptions and Concessions

Section 93 (3) of the *Local Government Act 2009* states that certain land is exempt from general rates. Section 73 of the *Local Government Regulation 2012* further details land that is exempt from rating in accordance with Section 93(3)(j)(ii) of the *Local Government Act 2009*.

In applying these sections of the *Local Government Act 2009* and supporting regulation, council will be guided by the principle of communication by raising the awareness of target groups that may qualify for these exemptions.

Section 73 of the *Local Government Regulation 2012* states that for Section 93(3)(j)(ii) of the Act, the following land is exempted from rating:

- (a) land owned by a religious entity if the land is less than 20ha and is used for 1 or more of the following purposes:
 - (i) religious purposes, including, for example, public worship;
 - (ii) the provision of education, health or community services, including facilities for aged persons and persons with disabilities;
 - (iii) the administration of the religious entity;
 - (iv) housing incidental to a purpose mentioned in paragraph (i), (ii) or (iii);
- (b) land vested in, or placed under the management and control of, a person under an Act for:
 - (i) a public purpose that is a recreational or sporting purpose; or
 - (ii) a charitable purpose;
- (c) land used for purposes of a public hospital if:
 - (i) the public hospital is

- (A) part of a private hospital complex; or
- (B) a private and public hospital complex; and
- (ii) the land used for the purposes is more than 2ha and is separated from the rest of the complex;
- (d) land owned by a community organisation if the land is less than 20ha and is used for providing the following:
 - (i) accommodation associated with the protection of children;
 - (ii) accommodation for students;
 - (iii) educational, training or information services aimed at improving labour market participation or leisure opportunities;
- (e) land used for a cemetery.

In addition to those classes of land granted a general rate exemption under Section 93(3) of the *Local Government Act 2009* and Section 73 of the *Local Government Regulation 2012* council grants a general rate concession to land identified in Section 120(1)(b) of the *Local Government Regulation 2012* to the extent council is satisfied the land is owned by an entity whose objects do not include making a profit or an entity that provides assistance or encouragement for arts or cultural development and is one of the following:

- Boy Scout and Girl Guide Associations
- Surf Lifesaving and Coastguard organisation
- Community Sporting Organisation – Not for profit organisations without a commercial liquor licence or a community club liquor licence
- Community Cultural or Arts Organisation – Not for profit organisations without a commercial liquor licence or a community club liquor licence
- Charitable Organisations
 - (a) Not for profit organisation; and
 - (b) Registered as a charity institution or a public benevolent institution; and
 - (c) Providing benefits directly to the community; and
 - (d) Endorsed by the Australian Tax Office - Charity Tax Concession.

The concession will be 100% of the general rate. Applications received during the 2015/16 year that fall within the categories above will be granted a general rate concession for the year. If a property has previously been granted a general rate concession in the 2014/15 year the owner will not be required to re-apply to obtain the concession for the 2015/16 financial year, however they may be required to provide proof of their ongoing eligibility if requested to do so. Property owners must immediately notify council if there is a substantive change of land use for a property in receipt of a general rate concession.

2.8 Fees and Charges

Section 97 of the *Local Government Act 2009* allows a local government to fix a cost recovery fee and Section 172(1)(c) of the *Local Government Regulation 2012* provides that the revenue statement must state the criteria used to decide the amount of any cost recovery fees.

All fees and charges will be set with reference to full cost pricing. Cost-recovery fees will be charged up to a maximum of full cost. Commercial charges will be at commercial rates. Council acknowledges the community benefit associated with not-for-profit organisations conducting activities on the Sunshine Coast, and therefore all not-for-profit organisations are exempt from cost recovery fees for applications to conduct activities requiring an approval on public and private land within the region.

Section 172(1)(d) of the *Local Government Regulation 2012* provides that if the local government conducts a business activity on a commercial basis the revenue statement must state the criteria used to decide the amount of the charges for the activity's goods and services. Commercial charges will be charged at commercial rates for a business activity conducted by council on a commercial basis and all commercial charges for the 2015/16 financial year are set out in the Register of General Cost-recovery Fees and Commercial Charges 2015/16 as previously adopted.

2.9 Definitions

Community Title Scheme: premises situated on land in respect of which a Community Title Scheme has been and remains registered pursuant to the *Body Corporate and Community Management Act 1997*.

Differential General Rates Table: means Table 1 (page 18) and Table 2 (page 25) in this revenue statement.

due date: is the due date for payment as shown on the rate notice.

dwelling house: a separate building that is used or is adapted to be used for **principal residential purposes**.

dwelling unit: a room or group of rooms that is used or is adapted to be used for **principal residential purposes**.

full payment: the amount of the most recently issued rates notice less any applicable discount. These payments are also cleared on the transaction date. 'Cleared' payment means money which can be transferred to council's bank accounts at the time of the transaction or at the end of the day.

group title multi dwelling: land with 09 Land Use Code which contains multiple dwellings.

group title single dwelling: land with 09 Land Use Code which contains a single dwelling house only.

group title vacant land: land with 09 Land Use Code which does not contain any improvements.

high-rise unit: all **strata units** within a complex as defined under the *Body Corporate and Community Management Act 1997* containing greater than 4 stories above the ground.

land parcel: any parcel which is registered with the Department of Natural Resources and Mines as a separate subdivision, re-subdivision, allotment, lot, section or portion and which is capable of being occupied separately regardless of whether a separate title is held for such parcel.

land use codes land use codes approved by the Sunshine Coast Regional Council effective from 1 July 2015.

low-rise unit: all **strata units** within a complex defined under the *Body Corporate and Community Management Act 1997* containing a maximum of 4 stories above the ground.

non-residential purposes: is classified as all land that does not conform to the definition of **residential purposes**.

overdue rates: has the meaning assigned to that term by Section 132 of the *Local Government Regulation 2012*. Without limiting that definition, Overdue Rates generally means those rates and charges remaining unpaid after the **due date** for payment, as prescribed in a rate notice issued to ratepayers. Overdue rates exclude all rates, charges and premiums of any current arrangement to pay.

owner: for purposes of the differential general rates table and associated provisions means;

- (a) the 'registered proprietor';
- (b) a resident Life Tenant, nominated as such by the terms of a will or Family/ Supreme Court Order, and having been specifically given responsibility for payment of all Rates and Charges;
- (c) a resident lessee of an Auction Perpetual Lease, the terms of any such lease must provide for the lessee to be responsible for the payment of rates and charges and the lessee must be granted title to the land in fee simple at the conclusion of the lease.

predominant use: is the single use, or in the case of multiple usages, the predominant use, for which in the opinion of the council the **property** is being used or could potentially be used by virtue of improvements or activities conducted upon the **property**.

primary production purposes: land available for the business or industry of grazing, dairying, pig farming, poultry farming, viticulture, orcharding, apiculture, horticulture, aquaculture, vegetable growing, the growing of crops of any kind, forestry; or any other business or industry involving the cultivation of soils, the gathering in of crops or the rearing of livestock; and where a farming concession is granted by the Department of Natural Resources and Mines in accordance with Chapter 2, Part 2, Division 5, Subdivision 2 of the *Land Valuation Act 2010*.

premises: includes:

- (a) the whole or any part of any building, structure, or land; and
- (b) any construction works whether on private land, Crown land, council land or any public place.

principal place of residence: a single **dwelling house** or **dwelling unit** that is the place of residence at which at least one natural person who constitutes the **owner/s** of the land predominantly resides, or a multi **dwelling house** or multi **dwelling unit** where at least one owner is a pensioner who complies with the eligibility criteria contained in the Queensland Government's Rate Subsidy Scheme. In establishing **principal place of residence** council may consider, but not be limited to, the **owner's** declared address for electoral, taxation, government social security or national health registration purposes, or any other form of evidence deemed acceptable by the council.

The following cases do **not** comply with the definition of a **principal place of residence** namely a single **dwelling house** or a single **dwelling unit** that is;

- (a) not occupied by at least one person/s who constitutes the **owner/s**, but occupied by any other person/s, whether in return for rent or remuneration or not, including members of the **owner's** family; or
- (b) not occupied, whether permanently or temporarily (for more than 120 days of the **financial year**), including for the purposes of renovation or redevelopment, except in the case where;
 - (i) a **premises** being renovated remains the registered **principal place of residence** for the purposes specified above and that the **owner/s** do not own any other **property** which they claim to be their **principal place of residence**; and
 - (ii) a **property** is vacant for a period longer than 120 continuous days of the **financial year** due to the **owner/s** absence on an extended holiday, provided that the **property** remains vacant for the entire period of their absence.
 - (iii) a **property** is occupied by the owner/s less than 120 days of the **financial year** due to the **owner/s** absence due to work commitments, provided that the absence is confirmed by the employer and the **property** remains vacant or is occupied by immediate family members only during the period of their absence.
 - (iv) The owner is absent due to medical reasons of the owner or a close relative and this is confirmed by a health professional or a Commonwealth Carer's Pension.
- (c) not owned by a natural person e.g. owned by a company, excepting where the ratepayer resides at the property as their principal place of residence.

principal residential purpose(s): means the purpose of a use of a **dwelling house** or **dwelling unit** where that purpose is solely for a **principal place of residence** not containing any improvements of a non-residential nature nor comprising any non-residential or commercial activity unless such improvements or activity is limited to;

- (a) the **owner/s** working from home being either self-employed or working for their employer either permanently or temporarily, provided any such activity conforms with and does not exceed the conditions set 2015/16, and/or;
- (b) engaging in a hobby or past-time that involves the sale, manufacture or provision of goods or services and/or the reception of customers to view, purchase or consult on any such goods or services on site, including low-key, kerb-side sales and stalls, provided any such activity conforms with and does not exceed the conditions set out in the **Differential General Rates Table** included in council's Revenue Statement 2015/16.

property: a parcel or parcels of land recorded together within council's systems for rating and charging purposes.

rateable property: that are not exempted in accordance with Section 93 of the *Local Government Act 2009*.

rateable value is the value of land for the financial year as issued by the Department of Natural Resources and Mines in accordance with the *Land Valuation Act 2010*.

residential purpose(s): land that is in, or if it were categorised would be in, Differential Rating Categories 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 27, 28, 29 or 30 as set out in the **Differential General Rates Table** included in council's Revenue Statement 2015/16. Any

residential **premises** that exceeds the “Assessment Criteria” for Differential Rating Categories 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 27, 28, 29 or 30 as set out in the **Differential General Rates Table** included in council’s Revenue Statement 2015/16, is deemed to be **non-residential purposes**.

retirement village: is a registered premise where older members of the community or retired persons reside, or are to reside, in independent living units or serviced units in accordance with the *Retirement Villages Act 1999*.

shopping centre purposes: land which has a **predominant use** of major retail activities or retail warehouses.

short term residential/transitory accommodation: is temporary accommodation being rental of a nature generally associated with holiday rental letting, typically for a period of less than 28 days, at any time during the 2015/16 financial year.

single residential dwelling: land which contains a single dwelling house or a single dwelling unit only.

strata unit: is scheme land as defined under the *Body Corporate and Community Management Act 1997*, *Mixed Use Development Act 1993*, or similar strata title legislation.

vacant land: land devoid of buildings or structures with the exception of outbuildings or other minor structures not designed or used for human habitation or occupation. It does not apply to land that is used for car parking or in conjunction with any commercial activity, e.g. heavy vehicle or machinery parking, outdoor storage areas, assembly areas or rural activities such as cultivation, grazing or agistment.

Any terms not defined in this revenue statement will be as defined under the *Local Government Act 2009* and supporting regulations and if not defined there the term will be given the meaning determined by council.

MAP 1 – SCC Region



3. GENERAL RATES

3.1 Basis of Rates

General Rates are to be levied under Section 94 of the *Local Government Act 2009*. The rate so made will be applied to the rateable value of properties.

The Sunshine Coast Regional Council will use a system of differential general rating for 2015/16. A differential system of rates provides equity through recognising the use of the property and the financial impact on ratepayers. These factors, along with the rateable value of the land, have been considered in determining the differential general rate. Sunshine Coast Regional Council will not make a resolution limiting the increases in general rates for the 2015/16 financial year.

3.2 Rates to Apply

The applicable rates for the financial year ending 30 June 2016 are identified in *Table 2 Schedule of Rates*, as adopted in the 2015/16 council budget. The rate will apply to the rateable value of lands which are within the Sunshine Coast Regional Council area as provided by the Department of Natural Resources and Mines.

3.2.1 Differential General Rates

There will be 30 differential general rating categories in 2015/16. The categories and the relevant criteria are outlined in *Table 1 Differential General Rates*. An explanation of the land use codes is contained in the document "*Sunshine Coast Regional Council Land Use Codes 1st July 2015*".

For the purpose of making and levying differential general rates for the financial year on all rateable land in the regional council area, the council determines that:

- (i) the categories into which the rateable land in the regional council area is to be categorised are:

- 1 Rural & Agricultural
- 2 Commercial & Industrial with a rateable value from \$0 to \$175,000
- 3 Commercial & Industrial with a rateable value from \$175,001 to \$400,000
- 4 Commercial & Industrial with a rateable value greater than \$400,000
- 5 Extractive Industries
- 6 Residential/Vacant Land/Other with a rateable value from \$0 to \$280,000
- 7 Residential/Vacant Land/Other with a rateable value from \$280,001 to \$450,000
- 8 Residential/Vacant Land/Other with a rateable value from \$450,001 to \$550,000
- 9 Residential/Vacant Land/Other with a rateable value from \$550,001 to \$700,000
- 10 Residential/Vacant Land/Other with a rateable value from \$700,001 to \$800,000
- 11 Residential/Vacant Land/Other with a rateable value from \$800,001 to \$920,000
- 12 Residential/Vacant Land/Other with a rateable value from \$920,001 to \$1,100,000
- 13 Residential/Vacant Land/Other with a rateable value from \$1,100,001 to \$1,400,000
- 14 Residential/Vacant Land/Other with a rateable value from \$1,400,001 to \$2,500,000
- 15 Residential/Vacant Land/Other with a rateable value over \$2,500,000
- 16 Residential - not principal place of residence - with a rateable value from \$0 to \$420,000
- 17 Residential - not principal place of residence - with a rateable value from \$420,001 to \$500,000
- 18 Residential - not principal place of residence - with a rateable value from \$500,001 to \$750,000
- 19 Residential - not principal place of residence - with a rateable value over \$750,000

Continued Differential General Rates

- 20 Vacant Land with a rateable value over \$1,000,000 and total area greater than 1500 square meters.
- 21 Lots < 20m², Pump Stations, Stock Grazing Permit, Strata Garage
- 22 Land Subject to Chapter 2, Part 2, Division 5, Subdivision 3 of the *Land Valuation Act 2010*
- 23 Retirement Villages & Nursing Homes
- 24 Shopping Centres with a rateable value from \$3,000,000 to \$10,000,000
- 25 Shopping Centres with a rateable value over \$10,000,000 not in Category 26
- 26 Shopping Centres in Maroochydore with a rateable value over \$30,000,000
- 27 High-rise Units – not principal place of residence
- 28 High-rise Units – principal place of residence
- 29 Low-rise Units – not principal place of residence
- 30 Low-rise Units – principal place of residence

(ii) the criteria by which land is to be categorised are specified in the ‘General Criteria’ and ‘Specific Criteria’ columns of the Differential General Rates Table opposite the identification of the particular category.

3.2.2 Minimum General Rates

Council has applied the rate in the dollar and minimum general rate levy as indicated in *Schedule of Rates Table 2* (page 25). Minimum General Rates are levied pursuant to Section 77 of the *Local Government Regulation 2012*.

3.2.3 Objecting to a Differential General Rate Category

In accordance with Section 90(2) of the *Local Government Regulation 2012* the only ground for objecting is that the owner considers the land should belong to a different rate category.

In accordance with Section 90(3) of the *Local Government Regulation 2012* the owner may object by giving the local government an objection notice. Section 90(4) of the *Local Government Regulation 2012* details the form an objection notice should take.

Section 90(5) of the *Local Government Regulation 2012* specifies that the owner must give the objection notice within:

- (a) 30 days after the day when the rate notice was issued; or
- (b) a longer period that the local government allows.

Sunshine Coast Regional Council will assess general rate objections. Objections for rates levied in the current or previous financial years will be assessed. If applicable, an adjustment to the rates category will be made up to a maximum of seven (7) years.

In accordance with Section 91(5) of the *Local Government Regulation 2012* if the Chief Executive Officer decides to change the rating category of the land, the rating category is taken to have been changed from the start of the period of the rate notice.

3.2.4 Principal Place of Residence Exceptions

Where a landowner:

- (a) has a property that would, but for the provisions of this paragraph, be categorised in Differential General Rate Category 16, 17, 18, 19, 27 or 29; and
- (b) is using the property to provide accommodation to a member of their immediate family, and
- (c) the family member being housed has special circumstances such as a physical or mental disability or safety and privacy concerns that preclude ownership of the property in their name as a viable option

the Sunshine Coast Regional Council may treat the property as their principal place of residence for the purposes of determining the Differential General Rate Category.

3.3 Discounts and Concessions

An early payment discount as mentioned in section 2.3 and council pensioner concessions as mentioned in section 2.4 will be applied to this rate.

3.4 Notices

Section 2.1 of this revenue statement sets out the council billing frequency and method that will be applied to this rate.

Table 1 - Differential General Rates

Category	General Criteria	Specific Criteria
1.	<p>This criteria will apply where the land is:</p> <p>a. used for primary production purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of primary production purposes; and</p> <p>b. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</p> <p>c. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.</p>	<p>Subject to meeting the General Criteria, land where a primary production concession is granted by the Department of Natural Resources and Mines in accordance with Chapter 2, Part 2, Division 5, Subdivision 2 of the <i>Land Valuation Act 2010</i> and to which the following land use codes apply:</p> <p>44 nursery/garden centre 60 sheep grazing 61 sheep breeding 64 livestock grazing – breeding 65 livestock grazing – breeding and fattening 66 livestock grazing – fattening 67 goats 68 dairy cattle – quota milk 69 dairy cattle – non-quota milk 70 cream 71 oilseeds 73 grains 74 turf farm 75 sugar cane 76 tobacco 77 cotton 78 rice 79 orchard 80 tropical fruit 81 pineapple 82 vineyard 83 small crops and fodder irrigated 84 small crops & fodder non-irrigated 85 pigs 86 horses 87 poultry 88 forestry and logs, or 89 animals (special), boarding kennels / cattery 93 peanuts.</p>
2.	<p>This criterion will apply where the land is:</p> <p>a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</p> <p>b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.</p>	<p>Subject to meeting the General Criteria, land, with a rateable value from \$0 to \$175,000, to which the following land use codes apply:</p> <p>07 guest house / private hotel / hostel / bed and breakfast 08 community title scheme unit(s), not used for residential purposes or vacant land 09 group title multi dwelling not used for residential purposes or vacant land 10 combined multiple dwelling and shop 11 shop (single) 12 shops – shopping group (more than 6 shops) 13 shops – shopping group (2 to 6 shops) 14 shops CBD 15 shop (secondary retail) 16 drive-in shopping center 17 restaurant/ fast food outlet</p>

Table 1 - Differential General Rates

Category	General Criteria	Specific Criteria
		18 special tourist attraction 19 walkway/ ramp 20 marina 22 car park 23 retail warehouse 24 sales area 25 office(s) 26 funeral parlour 27 hospital / convalescent home (medical care, private) 28 warehouse and bulk store 29 transport terminal 30 service station 31 oil depot 32 wharf 33 builder's yard/ contractor's yard 34 cold store/ ice works 35 general industry 36 light industry 37 noxious/ offensive industry 38 advertising – hoarding 39 harbour industry 41 child care centre 42 hotel/ tavern 43 motel 44 nursery/ garden centre 45 theatres/ cinemas 46 drive-in theatres 47 licensed club 48 sports club/ facilities 49 caravan park 50 other club (non business) 52 cemetery 91 transformers, utility installation
3.	This criterion will apply where the land is: a. used for non-residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes ; and b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land, with a rateable value from \$175,001 to \$400,000 to which the following land use codes apply: 07 guest house / private hotel / hostel / bed and breakfast 08 community title scheme unit(s), not used for residential purposes or vacant land 09 group title multi dwelling not used for residential purposes or vacant land 10 combined multiple dwelling and shop 11 shop (single) 12 shops – shopping group (more than 6 shops) 13 shops – shopping group (2 to 6 shops) 14 shops CBD 15 shop (secondary retail) 16 drive-in shopping center 17 restaurant/ fast food outlet 18 special tourist attraction 19 walkway/ ramp 20 marina 22 car park 23 retail warehouse 24 sales area 25 office(s) 26 funeral parlour 27 hospital / convalescent home (medical care, private) 28 warehouse and bulk store 29 transport terminal

Table 1 - Differential General Rates

Category	General Criteria	Specific Criteria
		30 service station 31 oil depot 32 wharf 33 builder's yard/ contractor's yard 34 cold store/ ice works 35 general industry 36 light industry 37 noxious/ offensive industry 38 advertising – hoarding 39 harbour industry 41 child care centre 42 hotel/ tavern 43 motel 44 nursery/ garden centre 45 theatres/ cinemas 46 drive-in theatres 47 licensed club 48 sports club/ facilities 49 caravan park 50 other club (non business) 52 cemetery 91 transformers, utility installation
<p>4.</p>	<p>This criterion will apply where the land is:</p> <p>a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</p> <p>b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.</p>	<p>Subject to meeting the General Criteria, land, with a rateable value greater than \$400,000 to which the following land use codes apply:</p> <p>07 guest house / private hotel / hostel / bed and breakfast</p> <p>08 community title scheme unit(s), not used for residential purposes or vacant land</p> <p>09 group title multi dwelling not used for residential purposes or vacant land</p> <p>10 combined multiple dwelling and shop</p> <p>11 shop (single)</p> <p>12 shops – shopping group (more than 6 shops)</p> <p>13 shops – shopping group (2 to 6 shops)</p> <p>14 shops CBD (where the rateable value is less than \$4 million)</p> <p>15 shop (secondary retail) - (where the rateable value is less than \$4 million)</p> <p>16 drive-in shopping center (where the rateable value is less than \$4 million)</p> <p>17 restaurant/ fast food outlet</p> <p>18 special tourist attraction</p> <p>19 walkway/ ramp</p> <p>20 marina</p> <p>22 car park</p> <p>23 retail warehouse</p> <p>24 sales area</p> <p>25 office(s)</p> <p>26 funeral parlour</p> <p>27 hospital / convalescent home (medical care, private)</p> <p>28 warehouse and bulk store</p> <p>29 transport terminal</p> <p>30 service station</p> <p>31 oil depot</p> <p>32 wharf</p> <p>33 builder's yard/ contractor's yard</p> <p>34 cold store/ ice works</p> <p>35 general industry</p> <p>36 light industry</p> <p>37 noxious/ offensive industry</p>

Table 1 - Differential General Rates

Category	General Criteria	Specific Criteria
		38 advertising – hoarding 39 harbour industry 41 child care centre 42 hotel/ tavern 43 motel 44 nursery/ garden centre 45 theatres/ cinemas 46 drive-in theatres 47 licensed club 48 sports club/ facilities 49 caravan park 50 other club (non business) 52 cemetery 91 transformers, utility installation
5.	This criterion will apply where the land is: a. used for non-residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes ; and b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land to which the following land use codes apply: 40 extractive industry.
6.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$0 to \$280,000 has been included in this category.
7.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$280,001 to \$450,000, has been included in this category.
8.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$450,001 to \$550,000, has been included in this category.
9.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$550,001 to \$700,000, has been included in this category.
10.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$700,001 to \$800,000, has been included in this category.
11.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$800,001 to \$920,000, has been included in this category.
12.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$920,001 to \$1,100,000, has been included in this category.
13.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$1,100,001 to \$1,400,000, has been included in this category.
14.	Applies only where land does not fall within categories:	Subject to meeting the General Criteria, land with a rateable value from \$1,400,001 to \$2,500,000, has

Table 1 - Differential General Rates

Category	General Criteria	Specific Criteria
	1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	been included in this category.
15.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value over \$2,500,000 has been included in this category.
16.	This criterion will apply where the land is: a. used for residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes ; and b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land with a rateable value from \$0 to \$420,000 to which the following land use codes apply: 02 Single Dwelling, not used as a principal place of residence 03 Multi Dwelling (Flats) 05 Large Homesite - Dwelling, not used as a principal place of residence 09 Group title single dwelling, not used as a principal place of residence
17.	This criterion will apply where the land is: a. used for residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes ; and b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land with a rateable value from \$420,001 to \$500,000 to which the following land use codes apply: 02 Single Dwelling, not used as a principal place of residence 03 Multi Dwelling (Flats) 05 Large Homesite - Dwelling, not used as a principal place of residence 09 Group title single dwelling, not used as a principal place of residence
18.	This criterion will apply where the land is: a. used for residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes ; and b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land with a rateable value from \$500,001 to \$750,000 to which the following land use codes apply: 02 Single Dwelling, not used as a principal place of residence 03 Multi Dwelling (Flats) 05 Large Homesite - Dwelling, not used as a principal place of residence 09 Group title single dwelling, not used as a principal place of residence
19.	This criterion will apply where the land is: a. used for residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes ; and b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land with a rateable value over \$750,000 to which the following land use codes apply: 02 Single Dwelling, not used as a principal place of residence 03 Multi Dwelling (Flats) 05 Large Homesite - Dwelling, not used as a principal place of residence 09 Group title single dwelling, not used as a principal place of residence
20.	This criterion will apply where one or more parcels of land that is valued together and is vacant land with a total area greater than 1500 square meters.	Subject to meeting the General Criteria, land, where the area is greater than 1,500 square meters and the rateable value is greater than \$1 million, to which the following land use codes apply: 01 vacant urban land 04 vacant large homesite 06 Outbuildings
21.	This criterion will apply where the land is: a. classified by council to be subject to a Stock Grazing Permit; b. classified by council to be a Pump Station; and	

Table 1 - Differential General Rates

Category	General Criteria	Specific Criteria
	c. classified by council to be a small lot or strata garage less than 20 square meters	
22.	This criterion will apply where the land is: a. subject to Chapter 2, Part 2, Division 5, Subdivision 3 of the Land Valuation Act 2010; and b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land to which the following land use codes apply: 72 vacant land – valuation discounted subdivided land.
23.	This criterion will apply where the land is: a. used for retirement village purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land; and b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land to which the following land use codes apply: 21 retirement village, aged people home (non-medical care).
24.	This criterion will apply where the land is: a. used for shopping centre purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of shopping centre purposes ; and b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land, where the rateable value is from \$3,000,000 to \$10,000,000 to which the following land use codes apply: 14 shops main retail 15 shop (secondary retail) 16 drive-in shopping centre 23 retail warehouse
25.	This criterion will apply where the land is: a. used for shopping centre purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of shopping centre purposes ; and b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land, where the rateable value is over \$10,000,000 to which the following land use codes apply: 14 shops main retail 15 shop (secondary retail) 16 drive-in shopping centre 23 retail warehouse which does not fall into category 26.
26.	This criterion will apply where the land is: a. used for shopping centre purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of shopping centre purposes ; and b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land in Maroochydore where the rateable value is over \$30,000,000 to which the following land use codes apply: 16 drive-in shopping centre
27.	This criterion will apply where the land is: a. used for residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes ; and b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land to which the following land use codes apply: 08 community title scheme with a High-rise unit not used as a principal place of residence . 09 group title multi dwelling With a High-rise unit not used as a principal place of residence .
28.	This criterion will apply where the land is: a. used for residential purposes , or has the potential predominant use by virtue	Subject to meeting the General Criteria, land to which the following land use codes apply: 08 community title scheme with a High-rise unit

Table 1 - Differential General Rates

Category	General Criteria	Specific Criteria
	<p>of its improvements or activities conducted upon the land of residential purposes; and</p> <p>b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.</p>	<p>used as a principal place of residence.</p> <p>09 group title multi dwelling with a High-rise unit used as a principal place of residence.</p>
<p>29.</p>	<p>This criterion will apply where the land is:</p> <p>a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and</p> <p>b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.</p>	<p>Subject to meeting the General Criteria, land to which the following land use codes apply:</p> <p>08 community title scheme With a Low-rise unit not used as a principal place of residence.</p> <p>09 group title multi dwelling with a Low-rise unit not used as a principal place of residence.</p>
<p>30.</p>	<p>This criterion will apply where the land is:</p> <p>a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and</p> <p>b. characterised by one of the land use codes in the adjacent specific criteria attributable to this category.</p>	<p>Subject to meeting the General Criteria, land to which the following land use codes apply:</p> <p>08 community title scheme with a Low-rise unit used as a principal place of residence.</p> <p>09 group title multi dwelling with a Low-rise unit used as a principal place of residence.</p>

Table 2 - Schedule of Rates

	Category	General Rate cents in \$	Minimum General Rate
1	Rural & Agricultural	0.5608	\$1,110
2	Commercial & Industrial - \$0 to \$175,000 RV	0.7973	\$1,110
3	Commercial & Industrial \$175,001 to \$400,000 RV	0.7494	\$1,395
4	Commercial & Industrial over \$400,000 RV	0.7457	\$2,998
5	Extractive Industries	0.7156	\$1,535
6	Residential/Vacant Land/Other - \$0 to \$280,000 RV	0.4451	\$1,110
7	Residential/Vacant Land/Other - \$280,001 to \$450,000 RV	0.4238	\$1,246
8	Residential/Vacant Land/Other - \$450,001 to \$550,000 RV	0.4193	\$1,907
9	Residential/Vacant Land/Other - \$550,001 to \$700,000 RV	0.4182	\$2,306
10	Residential/Vacant Land/Other - \$700,001 to \$800,000 RV	0.4050	\$2,927
11	Residential/Vacant Land/Other - \$800,001 to \$920,000 RV	0.3864	\$3,240
12	Residential/Vacant Land/Other - \$920,001 to \$1,100,000 RV	0.3774	\$3,555
13	Residential/Vacant Land/Other - \$1,100,001 to \$1,400,000 RV	0.3558	\$4,151
14	Residential/Vacant Land/Other - \$1,400,001 to \$2,500,000 RV	0.3356	\$4,981
15	Residential/Vacant Land/Other over \$2,500,000 RV	0.3188	\$8,390
16	Residential - Not Principal Place of Residence \$0 to \$420,000 RV	0.5256	\$1,334
17	Residential - Not Principal Place of Residence \$420,001 to \$500,000 RV	0.5220	\$2,208
18	Residential - Not Principal Place of Residence \$500,001 to \$750,000 RV	0.5189	\$2,610
19	Residential - not Principal Place of Residence over \$750,000 RV	0.5184	\$3,892
20	Vacant Land with a rateable value over \$1,000,000 and total area greater than 1500 square meters.	0.9059	\$8,548
21	Stock Grazing Permits, Pump Stations and small lots less than 20 square metres	0.5909	\$165
22	Land which is subject to Chapter 2, Part 2, Division 5, Subdivision 3 of the <i>Land Valuation Act 2010</i>	0.2670	\$0
23	Retirement Villages & Nursing Homes	0.7204	\$1,110
24	Shopping Centres- \$3 million to \$10 million RV	1.0448	\$37,211
25	Shopping Centres – over \$10 million RV not in Category 26	1.4334	\$114,700
26	Shopping Centres - Maroochydore over \$30 million RV	2.4475	\$1,473,528
27	High-rise Units – not principal place of residence	1.1009	\$2,056
28	High-rise Units – principal place of residence	1.0243	\$1,712
29	Low-rise Units – not principal place of residence	0.7944	\$1,334
30	Low-rise Units – principal place of residence	0.6959	\$1,110

Where two or more concurrent valuations have been issued affecting a property which consists of one block of land, and, as a result, two or more rate assessments will apply to the subject property, such assessments will be levied in such a manner that the minimum general rate will apply only to the combined total of the rateable valuations for the subject property.

4. SPECIAL RATES AND CHARGES

4.1 Montville Beautification Levy

4.1.1 Basis of Rate

Special rates and charges are to be levied under Section 94(1)(b)(i) of the *Local Government Act 2009*. The *Montville Beautification Overall Plan* is included in *Appendix 1*.

4.1.2 Rate to Apply

The applicable rate for the financial year ended 30 June 2016 will be 0.1140 cents in the \$ of rateable valuation with a minimum of \$248 per annum as adopted in the 2015/16 budget. The rate so made will be applied to all rateable properties within the benefited area delineated on the map in Appendix 1, being properties on Main Street between Western Avenue and Hoffman Close, Montville. These properties are in the Montville Town Centre Improvement Project.

4.1.3 Basis of Charge Calculation

Council considers that the rateable land described above has benefited or will benefit:

- from the provision of the works for, and/or works for access to; and
- the managing, cleaning, operating, promoting and developing of the Montville Town Centre Improvement Project undertaken or proposed to be undertaken by the council.

4.1.4 Discounts and Concessions

An early payment discount as mentioned in section 2.3 and council pensioner concessions as mentioned in section 2.4 will NOT be applied to this rate.

4.1.5 Notices

Section 2.1 of this revenue statement sets out the council billing frequency and method that will be applied to this rate.

4.2 Twin Waters Maintenance Charge

4.2.1 Basis of Charge

Special rates and charges are to be levied under Section 94(1)(b)(i) of the *Local Government Act 2009*. The *Twin Waters Maintenance Overall Plan* is included as *Appendix 2*.

4.2.2 Charge to Apply

The applicable charges for the financial year ended 30 June 2016 will be as follows:

Living Choice Twin Waters Retirement Village (Property number 89200)	\$1,099.00
All other properties	\$105.00

The charges so made will be applied to all rateable properties within the benefited area delineated on the map in Appendix 2, including lots created pursuant to the *Body Corporate and Community Management Act 1997*, the *Mixed Use Development Act 1993* or similar strata legislation.

4.2.3 Basis of Charge Calculation

Council considers that the rateable land described above has benefited or will benefit through the provision of landscaping and maintenance services in the *Twin Waters Maintenance Benefit Area*.

4.2.4 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT be applied to this charge.

4.2.5 Notices

Section 2.1 of this revenue statement sets out the council billing frequency and method that will be applied to this charge.

4.3 Tourism and Major Events Levy

4.3.1 Basis of Rate

Special rates and charges are to be levied under Section 94(1)(b)(i) of the *Local Government Act 2009*. The *Tourism and Major Events Levy Overall Plan* is included as *Appendix 3*.

4.3.2 Rates to Apply

Description of Land	Special Rate - Cents per dollar of Rateable Value	Minimum
A. Transitory Accommodation - Urban	0.2749	\$82.50
B. Transitory Accommodation - Rural	0.2062	\$82.50
C. Commercial and Industrial - Urban	0.1375	\$82.50
D. Commercial and Industrial - Rural	0.1031	\$82.50
E. Iconic Tourism	0.2749	\$82.50

The rates so made will be applied to all rateable properties in the region which have been identified on the map appearing in the Overall Plan at Appendix 3 of the Revenue Statement or can be categorised as Transitory Accommodation – Urban, Transitory Accommodation - Rural, Commercial and Industrial - Urban, Commercial and Industrial - Rural, and Iconic Tourism. The boundary between coastal and non-coastal districts is predominantly defined as the Bruce Highway and is shown on the map contained in Appendix 3. No minimum will apply to strata titled mini storage units.

4.3.3 Basis of Charge Calculation

Council considers that the rateable land described above has benefited, or will benefit, either directly or indirectly, from promotion of the tourism industry strategies carried out by council or approved external agencies, at differential levels reflecting the degree to which the land or occupier is considered to derive benefit.

4.3.4 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT be applied to this rate.

4.3.5 Notices

Section 2.1 of this revenue statement sets out the council billing frequency and method that will be applied to this rate.

4.4 Rural Fire Charge

Subject to any change necessitated by the change in State government legislation the following will apply.

4.4.1 Basis of Charge

Special rates and charges are to be levied under Section 94(1)(b)(i) of the *Local Government Act 2009*. The Rural Fire Charge is levied for the purpose of assisting the Rural Fire Boards in the areas where the charge is applied with the operations, maintenance and provision of buildings, land and/or equipment for those Rural Fire Boards. The *Rural Fire Charge Overall Plan* is included as *Appendix 4*. All funds raised from this special charge are forwarded to the Rural Fire Brigade Group.

4.4.2 Charge to Apply

The land to which this charge is to be applied is identified by the Gazetted Rural Fire Board area maps for each particular Rural Fire Board area. All such lands are deemed to benefit from this charge as a result of the Rural Fire Board operating in the area. Properties which fall within the boundaries of two Rural Fire Boards will only be levied a charge for one Rural Fire Board. Such charges will apply to all rateable properties within the Rural Fire Board areas which are listed in the Table of Charges of this policy except for the exclusions as listed below.

4.4.3 Exclusions

That land which is:

- owned or otherwise under the control of the council but not leased; OR that land which is specifically excluded from the provision of such a service by council; and
- within the Emergency Management Levy Classes A or D (as per Schedule 1 - *Fire and Rescue Service Regulation 2011*).

4.4.4 Basis of Charge Calculation

The charge will be a set charge per rateable property within the Rural Fire Board area.

Rural Fire Charge

Rural Fire Board Area	Annual Charge
Belli Park	\$25.00
Bli Bli & District	\$25.00
Conondale	\$25.00
Coochin Creek	\$25.00
Crystal Waters Village	\$25.00
Doonan	\$25.00
Eudlo	\$25.00
Eumundi	\$25.00
Glasshouse Mountains	\$25.00
Ilkley & District	\$25.00
Image Flat Cooloolabin	\$25.00
Keils Mountain	\$25.00
Kenilworth	\$25.00
Kureelpa	\$25.00
Landsborough	\$25.00
Maleny & District	\$25.00
Mapleton	\$25.00
Maroochy River	\$25.00
Montville	\$25.00
Obi Obi	\$25.00
Palmwoods	\$25.00
Peachester	\$25.00
Starlight	\$25.00
Valdora Yandina Creek	\$25.00
Verrierdale	\$25.00
West Woombye	\$25.00
Yandina North Arm	\$25.00

4.4.5 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in Section 2.4 will NOT be applied to this charge.

4.4.6 Notices

Section 2.1 of this revenue statement sets out the council billing frequency and method that will be applied to this charge.

4.5 Emergency Management Levy

4.5.1 Basis of Charge

The council is required to collect the Emergency Management Levy in accordance with the *Fire and Emergency Services Act 1990*. All funds raised from this levy are forwarded to the Queensland Fire and Emergency Services.

For the financial year 2015/16, the rates are those as prescribed by the *Fire and Rescue Service Regulation 2011*, which is subject to alteration from time to time and are therefore outside the Sunshine Coast Regional Council's discretion.

4.5.2 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT be applied to this charge.

4.5.3 Notices

Section 2.1 of this revenue statement sets out the council billing frequency and method that will be applied to this charge.

4.6 Brightwater Estate Landscaping Charge

4.6.1 Basis of Charge

Special rates and charges are to be levied under Section 94(1)(b)(i) of the *Local Government Act 2009*. The *Brightwater Estate Landscaping Overall Plan* is included as *Appendix 5*.

4.6.2 Charge to Apply

The applicable charge for the full financial year ended 30 June 2016 will be \$153.00 per rateable property. The charges so made will be applied to all rateable properties within the benefited area delineated on the map in Appendix 5, pro-rated and commencing two years after the lot was registered.

4.6.3 Basis of Charge Calculation

Council considers that the rateable land described above has benefited or will benefit through the provision of landscaping and maintenance services in the *Brightwater Estate Benefit Area*.

4.6.4 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT be applied to this charge.

4.6.5 Notices

Section 2.1 of this revenue statement sets out the council billing frequency and method that will be applied to this charge.

4.7 Sunshine Cove Maintenance Charge

4.7.1 Basis of Charge

Special rates and charges are to be levied under Section 94(1)(b)(i) of the *Local Government Act 2009*. The *Sunshine Cove Maintenance Overall Plan* is included as *Appendix 6*.

4.7.2 Charge to Apply

The applicable charges for the financial year ended 30 June 2016 will be as follows:

Sunshine Cove Retirement Village (future)	\$1,062.00
All other properties	\$121.00

The charges so made will be applied to all rateable properties within the benefited area delineated on the map in Appendix 6, including lots created pursuant to the *Body Corporate and Community Management Act 1997*, the *Mixed Use Development Act 1993* and similar strata title legislation.

4.7.3 Basis of Charge Calculation

Council considers that the rateable land described above has benefited or will benefit through the provision of landscaping and maintenance services in the *Sunshine Cove Benefit Area*.

4.7.4 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT be applied to this charge.

4.7.5 Notices

Section 2.1 of this revenue statement sets out the council billing frequency and method that will be applied to this charge.

4.8 Mooloolah Island Maintenance Charge

4.8.1 Basis of Charge

Special rates and charges are to be levied under Section 94(1)(b)(i) of the *Local Government Act 2009*. The *Mooloolah Island Maintenance Overall Plan* is included as *Appendix 7*.

4.8.2 Charge to Apply

The applicable charge for the full financial year ended 30 June 2016 will be \$158.00 per rateable property. The charges so made will be applied to all rateable properties within the benefited area delineated on the map in *Appendix 7*, including lots created pursuant to the *Body Corporate and Community Management Act 1997*, the *Mixed Use Development Act 1993* and similar strata title legislation.

4.8.3 Basis of Charge Calculation

Council considers that the rateable land described above has benefited or will benefit through the provision of above normal standard maintenance of streetscapes in the *Mooloolah Island Maintenance Benefit Area*.

4.8.4 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT be applied to this charge.

4.8.5 Notices

Section 2.1 of this revenue statement sets out the council billing frequency and method that will be applied to this charge.

5. UTILITY CHARGES

5.1 Waste Management Charge

5.1.1 Basis of Charge

Utility Charges - Cleansing – Waste Removal charges are to be levied under Section 94(1)(b)(ii) of the *Local Government Act 2009* for the purpose of defraying the costs of operating, maintaining and managing the disposal of waste in respect of all lands and premises.

5.1.2 Charge to Apply

Charges will apply to all lands and/ or premises within the council area where waste services are, or can be made available. Services will be provided in all cases sufficient to cater for the quantity and types of wastes generated at each premises.

5.1.3 Inclusions

Residential Properties:

Council has determined, on application, to make available at no additional charge a 240 litre or a 360 litre recycling bin, collected fortnightly, for each 140 or 240 litre Waste Bin at the premises. Council may, at its discretion, provide a recycle low noise bin or recycle bulk bin service of equivalent capacity to the capacity of the entitled recycle wheelie bin(s) at no additional charge.

Council has determined, on application, to make available at no additional charge a recycle bin service of the same or similar capacity to each waste low noise or waste bulk bin service at the premises.

Non-residential Properties:

Council has determined, on application, to make available at no additional charge a 240 litre or a 360 litre recycle bin service for each waste bin service at the premises in accordance with section 5.1.9.

Premises that require additional 240 litre or 360 litre recycle bin services or that require a recycle low noise bin or recycle bulk bin service will be charged in accordance with section 5.1.9.

For Strata/Group Titled mixed use premises consisting of both residential and non-residential units sharing waste services, council will make available a recycle bin service of the same or similar capacity to the waste bin service in accordance with charges in section 5.1.8.

A maximum weight of 80kg applies to all 140 litre, 240 litre and 360 litre waste, recycling and garden waste services. A maximum weight of 200 kilograms per cubic metre or per 1000 litres applies to all bulk and low noise bin services i.e. waste, recycling, garden waste and cardboard.

Waste Compactor Bin services will be entitled to recycling services equivalent to the capacity of their waste services.

5.1.4 Exclusions

That land which is owned or otherwise under the control of the council but not leased; OR that land which is specifically excluded from the provision of such a service by council.

5.1.5 Cancellations or Change of Service

Service cancellations and/or suspensions are not permitted for premises that are intermittently occupied such as holiday homes, or temporarily vacant premises awaiting sale or rental occupancy. Such premises, which are intermittently occupied for a portion of the year, are required to pay the full annual charge.

Service cancellations are permitted in the following circumstances:

- Following demolition of premises – pro-rata adjustments allowed, and
- Premises that will be vacant for a full year and will not be intermittently occupied, or offered for sale or rent. Cancellation must be made in the form required by council (Note: If services are cancelled and occupancy subsequently occurs during the financial year, the full annual charge will apply.)

Garden Waste Bin:

Service cancellations may be requested at any time; however a pro rata refund will not be made (No refund applies for service cancelled within a rating period).

5.1.6 Waste Management Facility Charge

The Waste Management Facility Charge assists in meeting the costs associated in providing broader waste management services that benefit the whole community.

The Waste Management Facility Charge of \$121.00 per annum will apply to all rateable properties within the Council Area not currently receiving a collection service and not incurring a charge in accordance with charges in section 5.1.8 or section 5.1.9. The Waste Management Facility Charge will not be charged to vacant land, as shown in section 2.9 or recorded under the differential general rate categories 20, 21 and 22, as shown in section 3.

5.1.7 Minimum Charges

A charge of \$180.60 per annum as a minimum will apply to all units in Strata / Group Titled premises sharing a waste service.

For example, where a shared service is used in Strata/Group Titled premises instead of individual waste bins and the individual units apportioned total charge is less than \$180.60, the Waste Management Base Charge of \$180.60 per unit per annum will be applied.

5.1.8 Calculation of Charge – Residential Properties

Residential properties for the calculation of waste management charges is land that recorded under differential general rate categories 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 27, 28, 29 or 30 as shown in section 3.

All charges will be in accordance with the charge table details as listed below.

Once Weekly Service (except otherwise stated)	Total Charge
Waste Bin -140 litre + Recycle Bin fortnightly service 240 or 360 litre	\$235.00
Waste Bin - 240 litre + Recycle Bin fortnightly service 240 or 360 litre	\$271.40
Waste Bin on property - 140 Litre + Recycle Bin fortnightly service 240 or 360 litre	\$293.50
Waste Bin on property - 240 Litre + Recycle Bin fortnightly service 240 or 360 litre	\$340.00
Waste Low Noise Bin - 660 litre + Recycle Bin fortnightly service 660 litre	\$1,089.00
Waste Low Noise Bin - 1100 litre + Recycle Bin fortnightly service 1100 litre	\$1,599.00
Waste Bulk Bin - 1m ³ + Recycle Bin fortnightly service 1m ³	\$1,384.00
Waste Bulk Bin - 1.5m ³ + Recycle Bin fortnightly service 1.5m ³	\$2,055.00
Waste Bulk Bin - 2m ³ + Recycle Bin fortnightly service 2m ³	\$2,726.00
Waste Bulk Bin - 3m ³ + Recycle Bin fortnightly service 3m ³	\$4,068.00
Waste Management Facility Charge – (Section 5.1.6)	\$121.00
Garden Waste Bin - 240 litre*	\$120.00
Garden Waste Bin on property - 240 litre*	\$150.00
Garden Waste Low Noise Bin - 660 litre*	\$330.00
Garden Waste Low Noise Bin - 1100 litre*	\$550.00
*Garden waste bins are serviced fortnightly therefore only 50% of annual charge applies	

5.1.9 Calculation of Charge – Non Residential Properties

Non-residential properties for the calculation of waste management charges is land that recorded under differential general rate categories 1, 2, 3, 4, 5, 24, 25 or 26 as shown in section 3.

All charges will be in accordance with the charge table details as listed below.

Once Weekly Service (except otherwise stated)	Total Charge
Waste Bin -140 litre + Recycle Bin service 240 or 360 litre	\$235.00
Waste Bin - 240 litre + Recycle Bin service 240 or 360 litre	\$271.40
Waste Bin on property - 140 litre + Recycle Bin service 240 or 360 litre	\$293.50
Waste Bin on property - 240 litre + Recycle Bin service 240 or 360 litre	\$340.00
Waste Low Noise Bin - 660 litre + Recycle Bin service 240 or 360 litre	\$804.00
Waste Low Noise Bin - 1100 litre + Recycle Bin service 240 or 360 litre	\$1,219.00
Waste Bulk Bin - 1 m ³ + Recycle Bin service 240 or 360 litre	\$1,073.00
Waste Bulk Bin - 1.5 m ³ + Recycle Bin service 240 or 360 litre	\$1,593.00
Waste Bulk Bin - 2 m ³ + Recycle Bin service 240 or 360 litre	\$2,113.00
Waste Bulk Bin - 3 m ³ + Recycle Bin service 240 or 360 litre	\$3,152.00
Waste Bulk Bin - 4.5 m ³ + Recycle Bin service 240 or 360 litre	\$4,712.00
Waste Compactor Bin - 17 m ³	\$40,414.00
Waste Compactor Bin – 19 m ³	\$45,298.00
Waste Compactor Bin - 23 m ³	\$49,658.50
Waste Compactor Bin - 55 m ³	\$129,224.50
Waste Management Facility Charge – (Section 5.1.6)	\$121.00
Garden Waste Bin - 240 litre*	\$120.00
Garden Waste Bin on property - 240 litre*	\$150.00
Garden Waste Low Noise Bin - 660 litre*	\$330.00
Garden Waste Low Noise Bin - 1100 litre*	\$550.00
*Garden waste bins are serviced fortnightly therefore only 50% of annual charge applies	
Recycle Bin - 240 litre	\$36.00
Recycle Bin - 360 litre	\$50.00
Recycle Low Noise Bin - 660 litre	\$285.00
Recycle Low Noise Bin - 1100 litre	\$380.00
Recycle Bulk Bin - 1 m ³	\$311.00
Recycle Bulk Bin – 1.5 m ³	\$462.00
Recycle Bulk Bin - 2 m ³	\$613.00
Recycle Bulk Bin - 3 m ³	\$916.00
Recycle Bulk Bin – 4.5 m ³	\$1,359.00
Cardboard Recycle Bulk Bin - 1 m ^{3**}	\$170.00
Cardboard Recycle Bulk Bin – 1.5 m ^{3**}	\$250.00
Cardboard Recycle Bulk Bin - 3 m ^{3**}	\$500.00
Cardboard Recycle Bulk Bin – 4.5 m ^{3**}	\$750.00
Cardboard Recycle Bulk Bin – 8 m ^{3**}	\$1330.00
**Cardboard Recycle Bulk Bin services must be authorised by Waste and Resource Management	

5.1.10 Discounts and Concessions

An early payment discount as shown in section 2.2 and council pensioner concessions as shown in section 2.3 will NOT be applied to these charges.

5.1.11 Notices

Section 2.1 of this Revenue Statement sets out the council billing frequency and method that will be applied to these charges.

5.2 Holding Tank Charge

5.1.12 Basis of Charge

Utility Charges - Cleansing - Holding Tank Pump Out Charges are to be levied pursuant to *Section 94(1)(b)(ii) of the Local Government Act 2009* for the purpose of defraying the costs of providing the service.

5.1.13 Charge to Apply

Charges will apply to all lands and/or premises within the council area with a holding tank. Services will be provided in all cases sufficient to cater for the quantity of waste generated at each premises in accordance with section 5.2.4.

Holding Tank pump out charges are based on a maximum litreage of 6000 litres per service. Quantities in excess of 6000 litres are charged at a per litre rate in accordance with council's Fees and Charges.

Additional services outside of a premises set service frequency (e.g. fortnightly) are available and are charged in accordance with Council's Fees and Charges.

5.1.14 Service Frequencies

Service cancellations and/or suspensions are not permitted for premises that are intermittently occupied such as holiday homes. Such premises, which are intermittently occupied for a portion of the year, are required to pay the full annual charge for their set service frequency. Permanently occupied premises which will be vacant for a minimum period of six (6) weeks may be subject to a service suspension upon lodgement of application to and approval by Waste and Resource Management.

Service frequencies less than 4 weekly are available through a Cyclic Service frequency and are charged in accordance with council's Fees and Charges.

After hours services defined as overnight between 6.00pm to 6.00am Monday through to Saturday and all hours Sunday to Monday 6.00am are charged in accordance with council's Fees and Charges.

5.1.15 Calculation of Charge

All charges will be in accordance with the Charge table details as listed below

Holding Tank Services	Service Charge (annual)
52 services (weekly)	\$5,425.00
26 services (fortnightly)	\$2,712.50
13 services (4 weekly)	\$1,356.25

5.1.16 Discounts and Concessions

NO early payment discounts as shown in section 2.2 and council pensioner concessions as shown in section 2.3 will be applied to these charges.

5.1.17 Notices

Section 2.1 of this Revenue Statement sets out the council billing frequency and method that will be applied to these charges.

6. SEPARATE CHARGES

6.1 Environment Levy

6.1.1 Basis of Charge

Separate charges are to be levied under Section 94(1)(b)(iii) of the *Local Government Act 2009*. The Environment Levy, a separate charge, will be made and levied for the 2015/16 financial year on all rateable land in the Sunshine Coast Regional Council area to fund the costs of a range of strategic environmental management initiatives including:

- The acquisition, protection and management of environmentally significant land;
- Environmental projects that assist in the protection and management of our biodiversity, waterways and foreshores; and
- Engagement and support for the community that is involved in the protection and enhancement of the Sunshine Coast environment.

All expenditure of money raised by this levy will be in accordance with council's Environment Levy Policy.

6.1.2 Charge to Apply

The applicable charge for the financial year ended 30 June 2016 will be \$60.00. The charge will apply to all rateable land within the Sunshine Coast Regional Council area.

6.1.3 Exclusions

That land which is owned or otherwise under the control of the council but not leased; OR that land which is specifically excluded from the provision of such a service by Council.

6.1.4 Basis of Charge Calculation

Council considers that the benefit to any particular rateable land from the range of strategic environmental management initiatives listed in 6.1.1 cannot be distinguished from the benefit to any other particular rateable land. Accordingly a separate charge of \$60.00 per annum is to be levied equally on all rateable land in the region.

All rateable land in the region will benefit from the range of strategic environmental management initiatives listed in 6.1.1 that are funded by the charge.

6.1.5 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT apply to this charge.

6.1.6 Notices

Section 2.1 of this revenue statement sets out the council billing frequency and method that will be applied to this charge.

6.2 Transport Levy

6.2.1 Basis of Charge

Separate charges are to be levied under Section 94(1)(b)(iii) of the *Local Government Act 2009*. The Transport Levy, a separate charge, will be made and levied for the 2015/16 financial year on all rateable land in the Sunshine Coast Regional Council area to fund strategic transport infrastructure, services and initiatives, including major initiatives in the region in accordance with council's Transport Levy Policy, to achieve outcomes and undertake activities including but not limited to:

- Utilising transport levy revenue to fund or leverage selected eligible transport infrastructure for public transport or multi-modal outcomes that have priority but cannot be provided in a timely manner through existing funding mechanisms;
- Allowing Council to influence State and Federal Government transport network investments, or bringing forward of investments, to attract State and Federal funding;
- Enabling council to enter into partnerships with the State Government, and potentially third party interests, to jointly fund selected eligible transport infrastructure and services;

- Enabling council to fund selected eligible initiatives, projects and services for community benefit;
- Enabling council to raise awareness within the community of travel choices, leading to a change of travel behaviour, to increase the use of sustainable transport and related network operation;
- An increased level of community awareness on the current and future transport issues facing the Sunshine Coast;
- Supporting public transport services through improvements to kerbside infrastructure and public transport infrastructure;
- Investing in works that have a genuine multi modal outcome, with significant benefit/s to public transport capability, including bus and transit priority measures on council roads and green links to provide penetration through developed areas;
- Generally, investments to improve public transport use and access on the Sunshine Coast; and
- Building a transport futures fund directed at achieving long term multi-modal transport infrastructure outcomes and key projects.

6.2.2 Charge to Apply

The applicable charge for the financial year ended 30 June 2016 will be \$20.00 per rateable property. The charge will apply to all rateable land within the Sunshine Coast Regional Council

6.2.3 Basis of Charge Calculation

Council considers that the benefit to any particular rateable land from the funding transport initiatives, in accordance with council's Transport Levy Policy cannot be distinguished from the benefit to any other particular rateable land. Accordingly a separate charge of \$20.00 per annum is to be levied equally on all rateable land in the region.

All rateable land in the region will benefit from the range of projects, activities, services and initiatives that are funded by the charge.

6.2.4 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT apply to this charge.

6.2.5 Notices

Section 2.1 of this revenue statement sets out the council billing frequency and method that will be applied to this charge.

6.3 Heritage Levy

6.3.1 Basis of Charge

Separate charges are to be levied under Section 94(1) (b) (iii) of the *Local Government Act 2009*. The Heritage Levy, a separate charge, will be made and levied for the 2015/16 financial year on all rateable land in the Sunshine Coast Regional Council area to fund a cultural heritage program for the management, protection and improvement of the heritage of the region. Revenue from the Heritage Levy will be expended on a range of emerging priorities and key projects, as decided by council with advice from the Cultural Heritage Reference Group, as described below:

- Capital Works Programs: Includes heritage infrastructure building works, major conservation/preservation projects on council-owned heritage properties/places/objects;
- Major Projects and Initiatives: Includes major projects, place management plans, Aboriginal cultural heritage initiatives, interpretive studies, cultural tourism, and interpretive exhibitions;
- Partnerships and Incentives: Includes Community Partnerships Funding Program, community heritage sector development, Sunshine Coast Heritage Reference Group (SCHRG) Heritage Advisory Service (HAS);
- Cultural Heritage Levy Management: Resourcing costs associated directly with the administration of the Cultural Heritage Levy.

6.3.2 Charge to Apply

The applicable charge for the financial year ended 30 June 2016 will be \$5.00. The charge will apply to all rateable land within the Sunshine Coast Regional Council.

6.3.3 Basis of Charge Calculation

Council considers that the benefit to any particular rateable land from the establishment of a heritage program for the management, protection and improvement of the region's heritage, which includes initiatives listed in 6.3.1, cannot be distinguished from the benefit to any other particular rateable land. Accordingly a separate charge of \$5.00 per annum is to be levied equally on all rateable land in the region.

All rateable land in the region will benefit from the implementation of council's heritage program and from the implementation of the initiatives listed in 6.3.1 that are funded by the charge.

6.3.4 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT apply to this charge.

6.3.5 Notices

Section 2.1 of this revenue statement sets out the council billing frequency and method that will be applied to this charge.

APPENDIX 1 - OVERALL PLAN

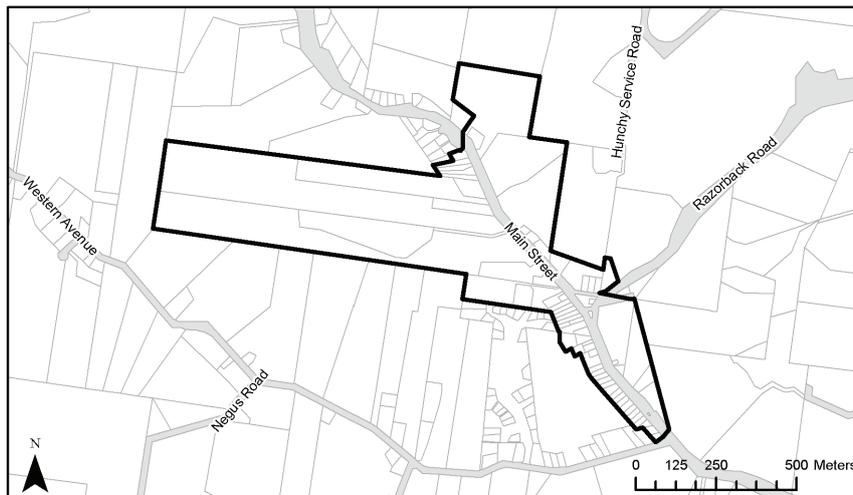
Montville Beautification Levy

1. Special Rate for the Improvement of the Montville Town Centre

During the 2015/16 financial year council will undertake works aimed at managing, cleaning, operating, promoting and developing the Montville Town Centre Improvement Project, including works for access to the Montville Town Centre.

2. The Rateable Land to Which the Special Rate Charge Applies

Council has formed the opinion that all rateable properties on Main Street, Montville, between Western Avenue and Hoffman Close, Montville, will gain special benefit from this project and has resolved to levy a special rate to recover the cost.



Legend

 Montville Beautification Levy

3. The Service to be Provided

Sunshine Coast Regional Council will undertake works for, and/ or works for access to, the managing, cleaning, operation, promotion and development of the Montville Town Centre Improvements Project.

4. The Estimated Cost of Implementing the Overall Plan

The levy will raise approximately \$32,000 in the 2015/16 financial year. A special rate of point one one four zero (0.1140) cents per dollar rateable valuation will be levied on each property within the benefited area, including strata titled units. However, in accordance with Section 94(10) of the *Local Government Regulation 2012* council has imposed a minimum amount of the special rate. For the 2015/16 financial year the minimum is set at \$248.00 per property per annum.

5. Estimated Time for Implementing the Overall Plan

The Overall Plan provides for the costs associated with the beautification of the Montville Town Centre for the 2015/16 financial year.

APPENDIX 2 - OVERALL PLAN

Twin Waters Maintenance Charge

1. Special Charge for Twin Waters Maintenance

The responsibilities for the maintenance of a number of stages of the Twin Waters Development were transferred to council prior to 2015/16. The previous Maroochy Shire Council, Lend Lease Developments (LLD) and representatives of the Twin Waters Future Maintenance Committee (FMC) determined how the maintenance for the Twin Waters Residential Community would be carried out into the future. The work undertaken has given the stakeholders a clear understanding of the asset types, service levels and issues surrounding the ongoing maintenance of the Twin Waters Residential Community.

2. The Rateable Land to Which the Special Charge Applies

The special charge for Twin Waters Maintenance applies to all rateable land within the Sunshine Coast Regional Council local government area which will, in the council's opinion, specially benefit from this service. Properties subject to the special charge fall within the area delineated on the attached plan – Twin Waters Maintenance Benefit Area.

The special charge will be levied on all properties within the defined benefited area at differential levels according to the degree of benefit to which the occupier of the land is deemed to derive. The charge will be levied on the following basis:

Living Choice Twin Waters Retirement Village	\$1,099.00
All other properties	\$105.00

3. The Service to be Provided

Sunshine Coast Regional Council will provide a landscaping and maintenance service to the Twin Waters Residential Community over and above the standard level of service applied by the regional council.

4. The Estimated Cost of Implementing the Overall Plan

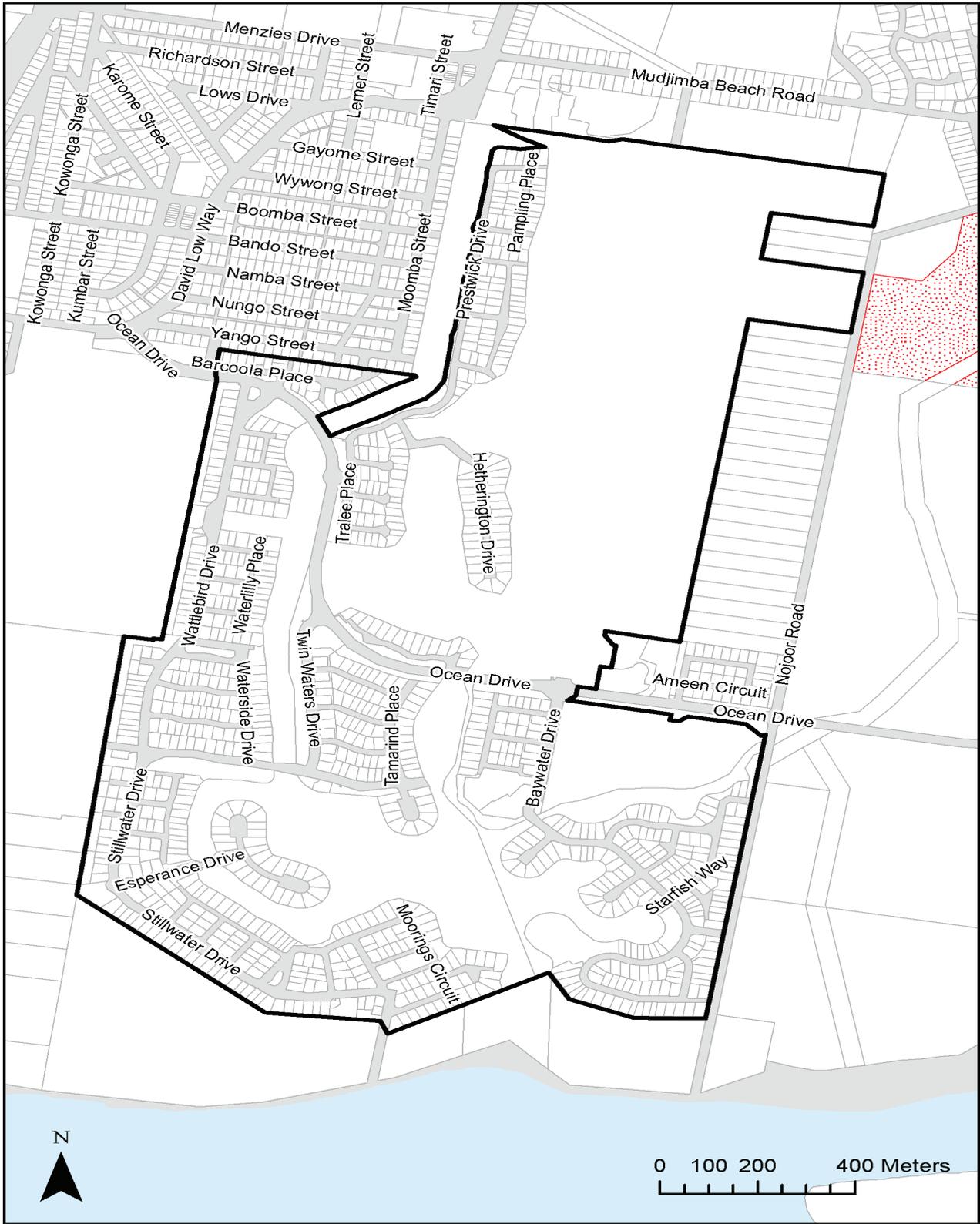
The overall operational costs associated with the provision of the higher level Twin Waters Maintenance service for the 2015/16 financial year has been determined to be approximately \$95,181. The special charge levied on the rateable land will yield a sum of approximately \$106,729 for the 2015/16 financial year.

Total Maintenance Cost 2015/16	\$208,587
Cost for Higher Level Service	\$ 95,181
Special Charge Revenue	\$106,729

5. Estimated Time for Implementing the Overall Plan

The Overall Plan provides for the costs associated with contributing towards the operation of Twin Waters Maintenance service for the 2015/16 financial year.

Twin Waters Maintenance Benefit Area



Legend

 Twin Waters Maintenance Charge

APPENDIX 3 - OVERALL PLAN

Tourism and Major Events Levy

1. Service to be Provided

The service or activity for the overall plan will be the promotion and advancement of the region through the conduct of the Business Plan developed by the industry representative, Sunshine Coast Destination Limited, and promotion and sponsorship of significant events through the Major and Regional Events Strategy for the Sunshine Coast region. This will include investing in regional tourism destination and tactical marketing, major events of economic significance - sponsorship, research, visitor information centres and product and industry skills development. Council will also consider funding key projects identified in the regional economic development strategy.

2. The Rateable Land to Which the Special Rate Applies

Council has formed the opinion that businesses and accommodation properties offered for short term rental in the region will gain benefit from increased visitation resulting from tourism promotion and major events activities funded by Council and carried out by approved agencies, and that benefits will accrue both directly from expenditures by tourists and tourism service businesses, and indirectly through incomes generated by the community from employment in the tourism industry.

A special rate for the 2015/16 financial year will be levied upon all rateable land within the Sunshine Coast Regional Council area which will, in council's opinion, receive a benefit from tourism and major events, either directly or indirectly, and as either a primary beneficiary or a beneficiary of lesser order. These rateable lands are categorised as Transitory Accommodation – Urban, Transitory Accommodation - Rural, Commercial and Industrial - Urban, Commercial and Industrial - Rural, and Iconic Tourism. The rateable lands subject to the Special Rate or Charge are those properties identified as “current levy properties” on the map appearing in the Overall Plan and all other rateable properties that can be categorised as one of the following:

- Transitory Accommodation – Urban
- Transitory Accommodation - Rural
- Commercial and Industrial - Urban
- Commercial and Industrial - Rural
- Iconic Tourism.

In accordance with Section 94(10) of the *Local Government Regulation 2012* council has imposed a minimum amount for each category of the special rate. No Minimum will apply to strata titled mini storage units.

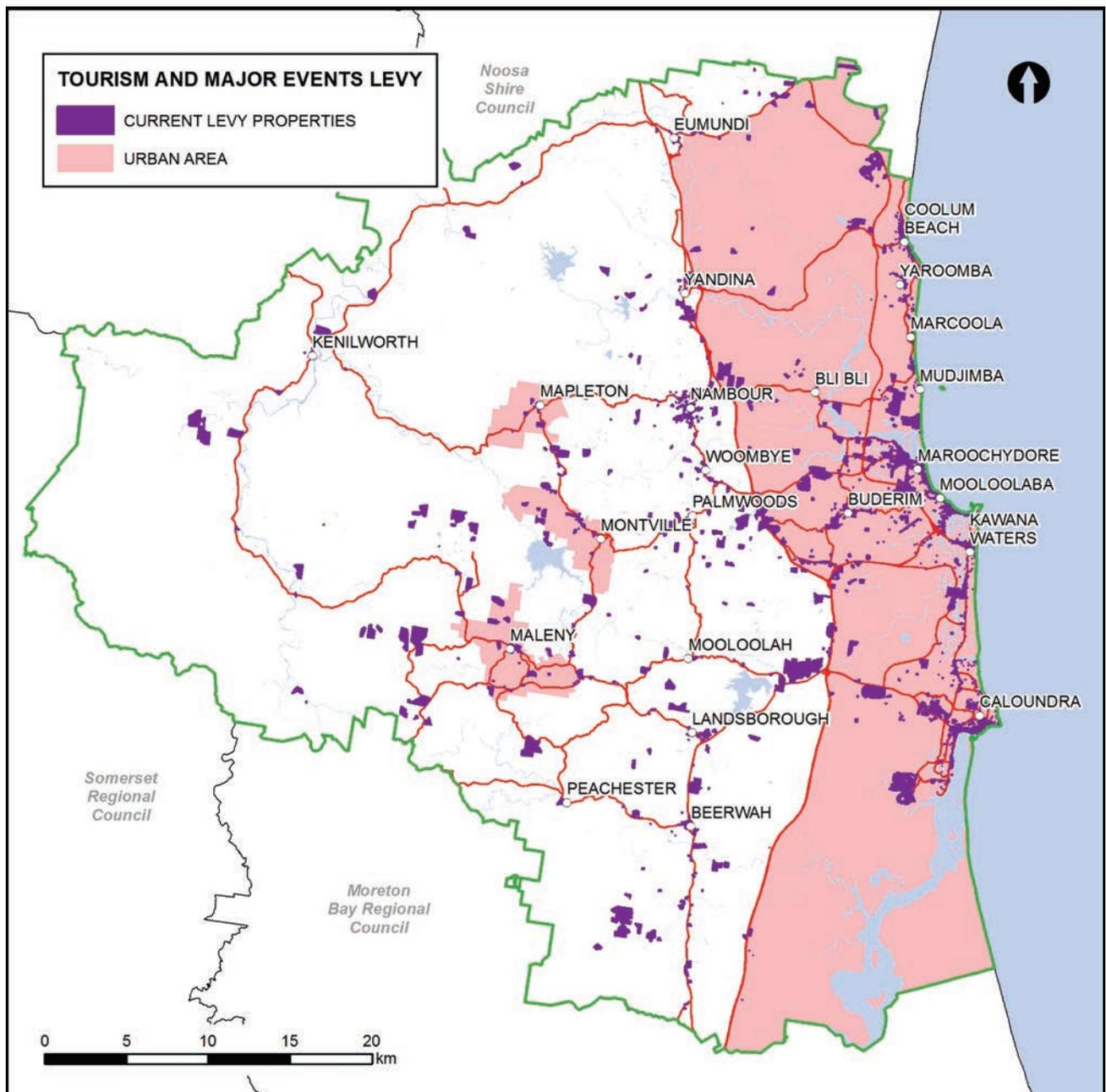
Description of Land	Special Rate - Cents per dollar of Rateable Value	Minimum
A. Transitory Accommodation - Urban	0.2749	\$82.50
B. Transitory Accommodation - Rural	0.2062	\$82.50
C. Commercial and Industrial - Urban	0.1375	\$82.50
D. Commercial and Industrial - Rural	0.1031	\$82.50
E. Iconic Tourism	0.2749	\$82.50

Iconic Tourism includes those parcels of rateable land that are used wholly or partly for Australia Zoo, Big Kart Track, Corbould Park Racetrack, Aussie World, Pelican Waters Golf Club, Tranquil Park, Caloundra RSL Club, Nambour RSL Club, Maroochy RSL Club, Sunshine Plaza, Palmer Coolum Resort, Twin Waters Resort, Ginger Factory, Underwater World Mooloolaba, The Big Pineapple and any new development completed during the 2015/16 financial year that council considers to be an iconic tourist attraction.

Transitory Accommodation is defined as properties which are offered for short term residential rental, being rental of a nature generally associated with holiday rental letting, typically for a period of less than 28 days, at any time during the 2015/16 financial year. The properties to be included in the urban areas for the purpose of determining both transitory accommodation and commercial and industrial categories is shown on the attached map. All properties not falling within the urban area as shown will be designated as rural.

Commercial and Industrial is defined as properties as defined in the Revenue Statement’s Table 1 – Differential General Rates, under categories 2,3,4,5,24,25 and mini storage units.

Tourism and Major Events Levy



3. The Estimated Cost of Implementing the Overall Plan

It is anticipated that the cost of implementing the Overall Plan will be in the order of \$5.17 million and the special rate will raise a total of approximately \$5.17 million in the 2015/16 financial year. Levy funds will be allocated by council throughout the 2015/16 financial year.

A prerequisite of the funding deed between council and Sunshine Coast Destination Ltd (SCDL), the Sunshine Coast's regional tourism body, requires SCDL to submit an annual business plan (2015/16) seeking funding support to council for consideration. Council will also receive funding requests for major events from external groups or boards, as well as allocating funds to key council priorities.

Levy funds will be allocated by council throughout the 2015/16 financial year and any unexpended funds remaining at the end of the year may be transferred to a subsequent similar plan, if any.

4. Estimated Time for Implementing the Overall Plan

The Overall Plan provides for the costs associated with contributing towards the operation of the tourism and major & regional events service for the 2015/16 financial year.

APPENDIX 4 - OVERALL PLAN

Rural Fire Charge

1. Special Charge for Assistance to Sunshine Coast Rural Fire Brigades

Sunshine Coast Regional Council recognises that it is beyond the fundraising ability of the volunteers that staff the rural fire brigades within Sunshine Coast Regional Council local government area to raise the funds to meet their operational costs and to acquire and maintain the necessary equipment to conduct their activities. Therefore, to provide financial assistance to Sunshine Coast Rural Fire Brigade Groups and their constituent Rural Fire Brigades, council has resolved to make and levy a special charge for the 2015/16 financial year upon all rateable land within Sunshine Coast Regional Council area which will, in the council's opinion, specially benefit from the services provided by the Rural Fire Brigades listed below.

2. The Rateable Land to Which the Special Charges Applies

The special charge for the Rural Fire Charge applies to all rateable land within the Sunshine Coast Regional Council area not included within the Urban Fire Service Area and which falls within the Gazetted Rural Fire Brigade area maps for the Rural Fire Brigades listed below.

Rural Fire Charge

Rural Fire Board Area	Annual Charge
Belli Park	\$25.00
Bli Bli & District	\$25.00
Conondale	\$25.00
Coochin Creek	\$25.00
Crystal Waters Village	\$25.00
Doonan	\$25.00
Eudlo	\$25.00
Eumundi	\$25.00
Glasshouse Mountains	\$25.00
Ilkley & District	\$25.00
Image Flat Cooloolabin	\$25.00
Keils Mountain	\$25.00
Kenilworth	\$25.00
Kureelpa	\$25.00
Landsborough	\$25.00
Maleny & District	\$25.00
Mapleton	\$25.00
Maroochy River	\$25.00
Montville	\$25.00
Obi Obi	\$25.00
Palmwoods	\$25.00
Peachester	\$25.00
Starlight	\$25.00
Valdora Yandina Creek	\$25.00
Verrierdale	\$25.00
West Woombye	\$25.00
Yandina North Arm	\$25.00

The Service to be Provided

The funds raised by the special charge will assist the Brigades within the Sunshine Coast Regional Council local government area by providing funding for the purchase of equipment and operational costs and training initiatives required by the Queensland Fire and Emergency Services. This will enable the Brigades to direct more time toward:

- (a) prevention of rural fires;
- (b) education of residents; and
- (c) training of volunteers.

3. The Estimated Cost of Implementing the Overall Plan

The special charge will raise a total of approximately \$382,450. Council will distribute these funds to the various Rural Fire Brigade Groups in accordance with the following procedures:

- 3.1 Each Rural Fire Brigade Group (listed below at section 4.4 of this plan) is to determine the proposed distribution calculation of Levy Funds in consultation with the Sunshine Coast Rural Fire Brigade Finance Committee;
- 3.2 The council generates two rate runs per financial year. Following the first rate run of the year the rural fire levy funds collected by the council will be available for payment to each Rural Fire Brigade Group; and
- 3.3 To obtain the full amount of the moneys levied by the Sunshine Coast Regional Council by way of the special charge, the full amount being available following the second rate run of the year, each Rural Fire Brigade must submit to the Queensland Fire and Emergency Services (Caloundra Office) Area Director Rural Operations and their Rural Fire Brigade Group (listed below at section 4.4) the following:
 - (a) audited statements of expenditure and receipts from the Rural Fire Brigade for the 2014/15 financial year's operations;
 - (b) estimates (budget) of the 2015/16 financial year's operations for the Rural Fire Brigade, being part of a three year rolling plan;
 - (c) details of the composition of the Brigade;
 - (d) minutes of the annual meeting of the Rural Fire Brigade; and
 - (e) details of outstanding equipment requisitioned from the State Government and the anticipated time frame (if applicable).

When the Queensland Fire and Emergency Services (Caloundra Office) Area Director Rural Operations is satisfied that the documentation submitted meets the requirements set out at section 3.3 of this plan, the Area Director will then submit a recommendation by March 2016 to the Manager Finance of the council to distribute all of the funds raised by the special charge.

Upon receipt of the above recommendation, the Manager Finance of the council is authorised to consider and approve the forwarding of all of the funds raised by the special charge to the Rural Fire Brigade Group.

- 3.4 The Rural Fire Brigade Groups within the Sunshine Coast Regional Council area are:
 - Maroochy North Rural Fire Brigade Group
 - Maroochy South Rural Fire Brigade Group
 - Caloundra Rural Fire Brigade Group

The amount of levy funds to be distributed to each of the Rural Fire Brigade Groups is to be the amount of the funds raised by the special charge from the designated service area of the brigades that make up each Rural Fire Brigade Group.

4. Estimated Time for Implementing the Overall Plan

This Overall Plan provides for the costs associated with contributing towards the purchase of equipment, for operational costs and training initiatives by the Rural Fire Brigades and Rural Fire Brigade Groups for the 2015/16 financial year.

APPENDIX 5 - OVERALL PLAN

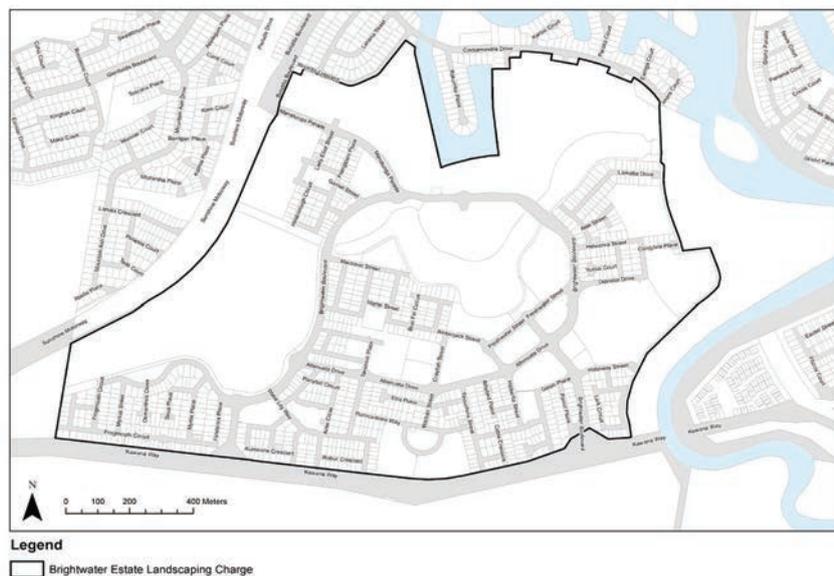
Brightwater Estate Landscaping Charge

1. Special Charge for Brightwater Estate Landscaping

Additional responsibility for the maintenance of the Brightwater Estate is being transferred to Council progressively through the 2015/16 financial year. Sunshine Coast Regional Council and the developer, Stockland determined how the maintenance for the Brightwater Estate would be carried out into the future. The work undertaken has given the stakeholders a clear understanding of the asset types, service levels and issues surrounding the ongoing maintenance of the Brightwater Estate.

2. The Rateable Land to Which the Special Charge Applies

The special charge for Brightwater Estate Landscaping applies to all rateable land within the Sunshine Coast Regional Council local government area which will, in the council's opinion, specially benefit from this service. Charges will commence progressively on each registered plan comprising the Brightwater Estate two years after the date of registration of the plan with the Registrar of Titles. All rateable lots on the registered plans within the area delineated on the attached plan of the Brightwater Estate are subject to this charge.



3. The Service to be Provided

Sunshine Coast Regional Council will provide a landscaping and maintenance service to the Brightwater Estate over and above the standard level of service applied by the regional council.

4. The Estimated Cost of Implementing the Overall Plan

The overall operational costs associated with the provision of the higher level Brightwater Estate landscaping service for the 2015/16 financial year has been determined to be approximately \$119,534 once council is fully responsible for maintenance of the estate.

A special charge of one hundred and fifty three dollars (\$153.00) for the financial year ended 30 June 2016 for Brightwater Estate Landscaping Charge applies to all rateable properties which will, in the council's opinion, specially benefit from this service. The charges so made will be applied to all rateable properties as described in section 2, pro-rated and commencing two years after each lot was registered.

For the 2015/16 financial year the special charge levied on the rateable land will yield a sum of approximately \$132,039.

Total Maintenance Cost 2015/16	\$261,272
Cost for Higher Level Service	\$119,534
Special Charge Revenue	\$132,039

5. Estimated Time for Implementing the Overall Plan

The Overall Plan provides for the costs associated with contributing towards the operation of Brightwater Estate Landscaping service for the 2015/16 financial year.

APPENDIX 6 - OVERALL PLAN

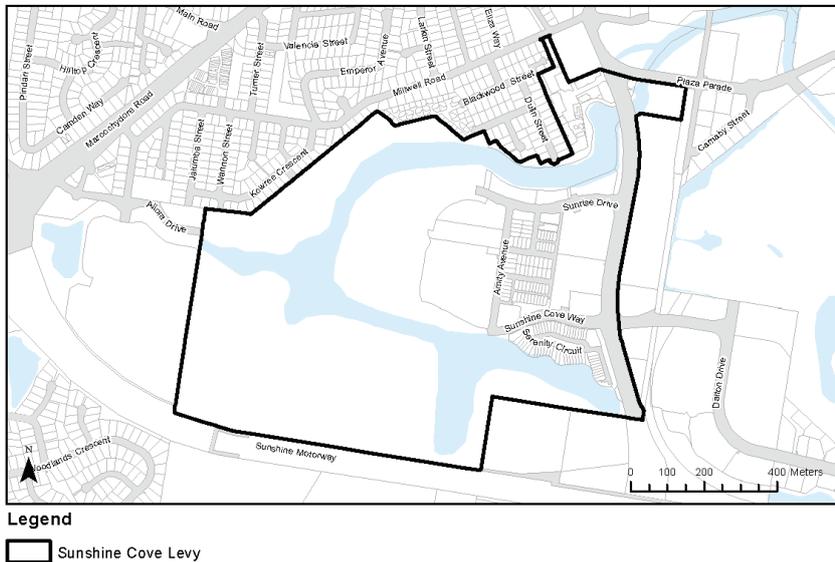
Sunshine Cove Maintenance Charge

1. Special Charge for Sunshine Cove Maintenance

The responsibilities for the maintenance of a number of stages of the Sunshine Cove Development were transferred to council on 17 March 2011. Sunshine Coast Council and Felix Hill Pty Ltd (as trustee for The Sunshine Unit Trust) determined how the maintenance for the Sunshine Cove Residential Community would be carried out into the future.

2. The Rateable Land to Which the Special Charge Applies

The special charge for Sunshine Cove Maintenance applies to all rateable land within the Sunshine Coast Regional Council local government area which will, in the council's opinion, specially benefit from this service. Properties subject to the special charge fall within the area delineated on the attached map. As new lots are registered within the Sunshine Cove Development they will be subject to the charge in this financial year if they fall within the area delineated on the attached plan of the Sunshine Cove Development. The annual charge will be pro-rated and commence from the date of registration of the lot.



The special charge will be levied on all properties within the defined benefited area at differential levels according to the degree of benefit to which the occupier of the land is deemed to derive. The charge will be levied on the following basis:

Sunshine Cove Retirement Village (future)	\$1,062.00
All other properties	\$121.00

3. The Service to be Provided

Sunshine Coast Regional Council will provide a landscaping and maintenance service to the Sunshine Cove Residential community over and above the standard level of service applied by the regional council.

4. The Estimated Cost of Implementing the Overall Plan

The overall operational costs associated with the provision of the higher level Sunshine Cove maintenance service for the 2015/16 financial year has been determined to be approximately \$80,072.

For the 2015/16 financial year the special charge levied on the rateable land will yield a sum of approximately \$42,834.

Total Maintenance Cost 2015/16	\$195,068
Cost for Higher Level Service	\$ 80,072
Special Charge Revenue	\$ 42,834

5. Estimated Time for Implementing the Overall Plan

The Overall Plan provides for the costs associated with contributing towards the operation of Sunshine Cove Maintenance service for the 2015/16 financial year.

APPENDIX 7 - OVERALL PLAN

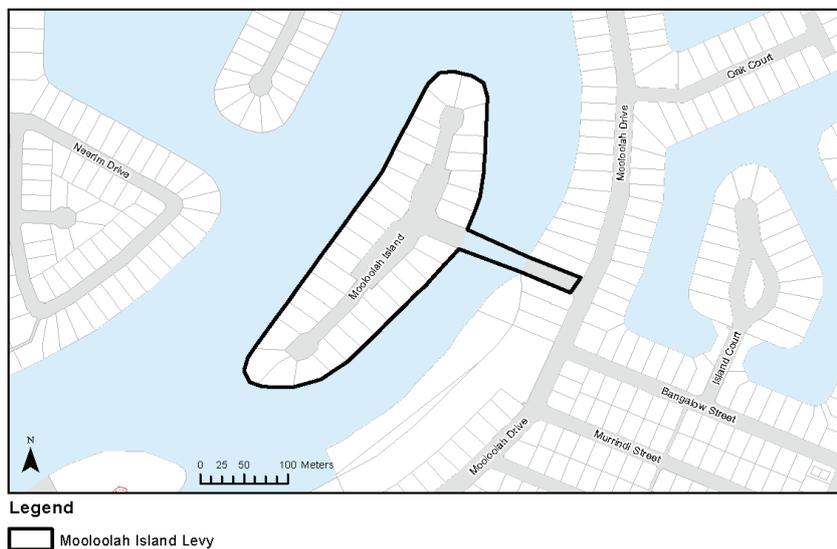
Mooloolah Island Maintenance Charge

1. Special Charge for Mooloolah Island Maintenance

A request was made to council from members of Mooloolah Island residents, that council investigate the opportunity to implement a special charge for an above normal standard maintenance to streetscapes. A survey was posted to all 34 rateable properties on 23 February 2013, with 28 responses received by council. Of those responses, 24 residents voted YES which is 85.7% majority in favour of the levy. The survey letter stated a 75% acceptance level would be required for the levy to be initiated. The council and Mooloolah Island Residential Community decided on the scope of works to be delivered into the future which provides a higher service standard to lawn areas.

2. The Rateable Land to Which the Special Charge Applies

The special charge for Mooloolah Island Maintenance applies to all rateable land within the Sunshine Coast Regional Council local government area which will, in the council's opinion, specially benefit from this service. Properties subject to the special charge fall within the area delineated on the attached map.



A special charge of one hundred and fifty four dollars (\$158.00) for the financial year ended 30 June 2016 for Mooloolah Island Maintenance Charge applies to all rateable properties which will, in the council's opinion, specially benefit from this service.

3. The Service to be Provided

Sunshine Coast Regional Council will provide a landscaping and maintenance service to the Mooloolah Island residents over and above the standard level of service applied by the regional council.

4. The Estimated Cost of Implementing the Overall Plan

The overall operational cost associated with the provision of the higher level Mooloolah Island maintenance service for the 2015/16 financial year has been determined to be approximately \$5,123. The special charge levied on the rateable land will yield a sum of approximately \$5,372:

Total Maintenance Cost 2015/16	\$ 10,600
Cost for Higher Level Service	\$ 5,123
Special Charge Revenue	\$ 5,372

5. Estimated Time for Implementing the Overall Plan

The Overall Plan provides for the costs associated with contributing towards the operation of Mooloolah Island maintenance service for the 2015/16 financial year.



Strategic Policy

2015/16 Debt Policy

Corporate Plan reference:	5. A public sector leader 5.2 - A financially sustainable organisation
Endorsed by Council on:	1 June 2015 Reference Number: SM15/12
Manager responsible for policy:	Director Corporate Services, Corporate Services Department

Policy purpose

The purpose of this policy is to ensure the sound management of council's existing and future debt.

Policy outcome

The policy will provide clear guidance for staff in the management of council's debt portfolio and maintenance of appropriate debt and debt service levels.

Policy scope

This policy applies to all Councillors and council staff and extends to all borrowing activities of council and any controlled entities.

Policy statement

New borrowings will only be made to fund capital expenditure, for a period less than or equal to the estimated useful life of the asset(s) and for no more than 20 years.

New borrowings will be undertaken in accordance with the Queensland Treasury Corporation Guidelines, the *Statutory Bodies Financial Arrangements Act 1982* and Section 192 of the *Local Government Regulation 2012*.

Borrowing Purposes

- Council will not utilise loan funding to finance operating activities or recurrent expenditure.
- Council undertakes full analysis of all funding options as outlined in the Long Term Financial Forecast, including a forward program of capital works, to determine loan funding requirements.
- Council recognises that infrastructure demands placed upon council can often only be met through borrowings, but will always be mindful of the additional cost incurred by the community when assets are acquired through borrowings which increases the cost of providing capital infrastructure.
- Council will endeavour to fund all capital renewal projects from operating cash flows and borrow only for new or upgrade capital projects, having regard to sound financial management

- Principles and giving consideration to inter-generational equity for the funding of long term infrastructure projects.
- Where capital expenditure is deferred from one year to the next, the drawdown of approved loan funds will be reviewed to minimise interest expenses.
- Borrowings for infrastructure that provides a return on assets will take priority over borrowing for other assets.

Debt Term

Where capital projects are financed through borrowings, council will repay the loans within a term not exceeding the life of those assets, and over a term that optimises cash flow efficiency. Current loans are planned to be repaid within a twelve (12) year term and major capital projects as the Sunshine Coast Solar Farm and Maroochydore City Centre, the loan period to be a term of 20 years.

- Council currently re-balances the portfolio back to a 12-year term following each transaction and with any draw down of new loan funds.
- If surplus funds become available, and where it is advantageous to council, one-off loan repayments will be made to reduce the term of existing loans.
- In an environment of fluctuating interest rates, and where there is a distinct economic advantage to council, consideration will be given to renegotiating any outstanding loans to obtain the best long-term benefit to council.

Repayment Ability

Council will maintain close scrutiny of debt levels to ensure that relative sustainability indicators will not exceed target parameters recommended by Queensland Treasury Corporation and *Local Government Regulation 2012*.

Borrowing Sources

Council will raise all external borrowings at the most competitive rates available and from sources available as defined by legislation. Consideration will be given to provision of loans to business units from surplus cash reserves held by council by way on an internal loan.

Proposed Borrowings

Proposed Borrowings planned for the current financial year and the next nine financial years are outlined in Appendix A, in accordance with Section 192 *Local Government Regulation 2012*.

Internal Loans

The provision and approval of an internal loan will depend on the availability of surplus funds at the time of application and the capacity of the business unit or operational activity to repay the loan.

- All applications for internal loans will be made by reference to the Finance Branch for consideration in accordance with the Long Term Financial Forecast.
- The term of the loan will be appropriate to the life of the asset being financed.
- In all cases, where business units are subject to the provisions of the National Competition Policy, the cost to the business unit will be no less than what would apply to an equivalent private sector business. The interest rate will be the sum of:
 - (a) the equivalent QTC borrowing rate for the proposed term;
 - (b) the QTC administration charge; and
 - (c) an additional margin above the QTC borrowing rate.
- The interest rate applicable to internal loans relating to operational activities of council will be the actual borrowing cost from QTC including administrative charges.

Council may, upon reasonable notice being given, require repayment of part or all of the balance of the loan at any time, which would require the business unit to convert the outstanding balance of the loan to an external facility.

- Provision for the repayment of the loan will be included in the annual budget for the business unit.

Guiding principles

The purpose of establishing this policy is to:

- Provide a comprehensive view of council's long term debt position and the capacity to fund infrastructure growth for the Region;
- Increase awareness of issues concerning debt management;
- Enhance the understanding between Councillors, community groups and council staff by documenting policies and guidelines;
- Demonstrate to government and lending institutions that council has a disciplined approach to borrowing.

Roles and responsibilities

Pursuant to Section 192 *Local Government Regulation 2012*, council must prepare a debt policy each year that states the new borrowings planned for the current financial year and the next nine financial years.

The Finance Branch will review the cash flow requirements prior to loan proceeds being drawn down to minimise interest expenses.

Measurement of success

Financial sustainability indicators remain within target ranges and the provision of necessary infrastructure is not constrained through the lack of capital funding.

Details of outstanding loans will be reported annually in council's Financial Statements and Annual Report.

Definitions

Business unit – A business activity within council structure subject to the application of full cost pricing principles as defined under the National Competition Policy.

Inter-generational equity – This relates to the fairness of the distribution of the costs and benefits of a policy when costs and benefits are borne by different generations. (i.e. The principle whereby those who derive a direct benefit from the service or infrastructure provided actually pay for that service).

QTC – Queensland Treasury Corporation.

Maroochydore City Centre – The Maroochydore City Centre was declared by the state government as a Priority Development Area (PDA) on 19 July 2013, at the request of council to renew the region by supporting economic development, providing such needed infrastructure and creating a new central business district for the Sunshine Coast.

Related policies and legislation

- *Local Government Act 2009*
- *Local Government Regulation 2012*
- *Statutory Bodies Financial Arrangements Act 1982*
- *Statutory Bodies Financial Arrangements Regulation 2007*

Appendix A

Schedule of proposed external borrowings:

	2015/16 \$,000	2016/17 \$,000	2017/18 \$,000	2018/19 \$,000	2019/20 \$,000	2020/21 \$,000	2021/22 \$,000	2022/23 \$,000	2023/24 \$,000	2024/25 \$,000
Total SCC Proposed Borrowings	44,711	39,900	16,772	27,474	32,845	23,018	26,609	17,542	27,465	35,301
SCC + Business Units	8,050	14,875	14,266	12,826	9,550	10,096	19,013	11,717	21,202	10,777
Maroochydore City Centre	31,660	21,025	2,506	14,648	23,295	12,921	7,596	5,825	6,263	24,524
Palmview Development	5,000	4,000								
Capital works projects as outlined in the adopted budget schedule										

Note that council operates a central treasury model and as such does not generally provide debt funding for specific projects or assets but rather uses debt funding to finance council's balance sheet, with the exception being for strategic projects.



Strategic Policy

2015/16 Investment Policy

Corporate Plan reference:	5. A public sector leader 5.2 A financially sustainable organisation
Endorsed by Council on:	1 June 2015 Reference Number: SM15/12
Manager responsible for policy:	Director Corporate Services, Corporate Services Department

Policy purpose

The intent of this document is to outline Sunshine Coast Council’s investment policy and guidelines regarding the investment of surplus funds, with the objective to maximise earnings within approved risk guidelines and to ensure the security of funds.

Policy outcome

The objectives of this Policy are to maximise investment earnings within investment parameters whilst ensuring the security of funds.

Policy scope

This policy applies to the investment of all funds held by Sunshine Coast Council (hereafter “Council”).

Policy statement

Council will maintain an active investment strategy with the following goals:

- Maximise investment returns from investment activities
- Exceed the benchmark of the United Bank of Switzerland (UBS) 90 day Bank Bill rate
- Invest only in investments as authorised under current legislation
- Invest only with approved institutions
- Invest to protect capital value of investments

Guiding principles

Council’s overall objective is to invest its funds at the most advantageous rate of interest available to it at the time, for that investment type, and in a way that it considers most appropriate given the circumstances. The investment portfolio will maintain sufficient liquidity to meet all reasonably anticipated operating cash flow requirements of council, as and when they fall due, without incurring significant transaction costs due to being required to sell an investment.

Investment activities shall preserve capital as a principal objective of the investment portfolio. Investments will be performed in a manner that seek to ensure security of principal of the overall

portfolio. This would include managing credit and interest rate risk with given risk management parameters and avoiding any transactions that would prejudice confidence in council or its associated entities.

Credit Risk

Council will evaluate and assess credit risk prior to investment. Credit risk is the risk of loss due to the failure of an investment issuer or guarantor. The investment officer will minimise credit risk in the investment portfolio by prequalifying all transactions including the brokers/securities dealers with which they do business, diversify the portfolio and limit transactions to secure investments.

Interest Rate Risk

The investment officers shall seek to minimise the risk of a change in the market value of the portfolio because of a change in interest rates. This would be achieved by considering the cash flow requirements of council and structuring the portfolio accordingly. This will avoid having to sell securities prior to maturity in the open market. Secondly, interest rate risk can be limited by investing in shorter term securities.

Investment Parameters and Guidelines

For the purposes of this policy, investable funds are the moneys available for investment at any one time and include the Sunshine Coast Council's bank account balance. Included in this balance is any moneys held by council on behalf of external parties (for example developer contributions).

Council investments are limited to those prescribed by Section 6 of the *Statutory Bodies Financial Arrangements Act 1982* (hereafter "SBFAA") for local governments with Category 2 investment powers, which allows for investment with Queensland Treasury Corporation or Queensland Investment Corporation, along with a range of other higher-rated counterparties without further approval.

The SBFAA includes a list of prohibited investments without first seeking the Treasurer approvals, including, but not conclusive list, derivative based instruments, non-Australian dollars and maturity maximum greater than three years.

It is noted that for the purposes of this investment portfolio, the percentage limits apply effective from the date of purchase as a percentage of the market value of the portfolio. No more than 20 per cent of the portfolio is to be invested in Floating Rate Notes.

The following table sets council's investment parameters, where maximum percentage of funds can be invested within each category:

Short Term Rating (Standard & Poor's) or equivalent	Individual Counterparty Limit	Total Limit
QIC / QTC Pooled Cash Management Fund	100%	100%
A1+ - Financial Institutions	35%	100%
A1+ - Bond Mutual Funds	30%	50%
A1 – Financial Institutions	30%	40%
A2 – Financial Institutions	15%	35%
A3 – Financial Institutions	5%	10%
Unrated	Nil	Nil

Maturity

The maturity structure of the portfolio will reflect a maximum term to maturity of three (3) years and includes an interest rate reset of no longer than twelve (12) months.

Liquidity requirement

Given the nature of the funds invested, no more than 20 per cent of the investment portfolio will be held in illiquid securities and at least 10 per cent of the portfolio can be called at no cost or will mature within 0-7 days.

AUTHORITY

Council has been granted authority to exercise Category 2 investment power under Part 6 of the SBFAA.

Authority for implementation of the Investment Policy is delegated by council to the Chief Executive Officer. The Chief Executive Officer has then delegated authority to the Director Corporate Services, Manager Finance and the Coordinator Financial Accounting in accordance with the *Local Government Act 2009*, Section 257 (1) (b) – Delegation of local government powers.

For the purposes of the appointment of an external fund manager pursuant to Section 59 of the SBFAA, to operate in a manner consistent with this policy will constitute compliance.

New investment products

A new investment product requires a full risk assessment by the Manager Finance and Coordinator Financial Accounting (including compliance with the Act).

Breaches

Deposits are in the first instance deemed to be “unbreakable”, that is, no early exit. Where council holds an investment that is downgraded below the minimum acceptable rating level, as prescribed under regulation for the investment arrangement, or where limits for different risk categories or where counterparty limits are breached, an assessment will be undertaken once the change becomes known. Any breach of this Investment Policy is to be reported to the Director Corporate Services and Manager Finance.

Roles and responsibilities

The Director Corporate Services, the Manager Finance and the Coordinator Financial Accounting are authorised to invest Sunshine Coast Council’s operating funds at their discretion in investments consistent with this Investment Policy and legislation. The Treasury team are responsible for the operations and management of the funds.

The standard of prudence is to be used by investment officers when managing the overall portfolio. Investments will be managed with the care, diligence and skill that a prudent person would exercise in managing the affairs of other persons. This includes having in place appropriate reporting requirements that ensure the investments are being reviewed and overseen regularly.

Investment officers are to manage the investment portfolios not for speculation, but for investment and in accordance with the spirit of this Investment Policy. Investment officers are to avoid any transaction that might harm confidence in council. They will consider the safety of capital and income objectives when making an investment decision.

Ethics and conflicts of interest

Consideration will be given to ethical investment principles in determining the approved counterparty lists for investment of funds.

Investment officers/employees shall refrain from personal activities that would conflict with the proper execution and management of Sunshine Coast Council’s investment portfolio. This includes activities that would impair the investment officer’s ability to make impartial decisions.

This policy requires that employees and investment officials disclose to the Chief Executive Officer any conflict of interest or any investment positions that could be related to the investment portfolio.

Delegation of authority

Authority for implementation of the Investment Policy is delegated by council to the Chief Executive Officer in accordance with the *Local Government Act 2009*, Section 257 (1) (b) – Delegation of local government powers.

Authority for the day-to-day management of Council's Investment Portfolio is to be delegated by the Chief Executive Officer to the Director Corporate Services, the Manager Finance, and to the Coordinator Financial Accounting, in accordance with Section 259 of the *Local Government Act 2009*, and subject to regular reviews from the Chief Executive Officer.

Criteria of authorised dealers and broker

Council will maintain a list of authorised financial institutions and securities brokers that the investment officers may deal with. These financial intermediaries must have a minimum long term rating of at least either A+/A1/A+ from Standard and Poor's, Moody's or Fitch IBCA.

All transactions undertaken on behalf of the investment portfolio of council will be executed either by Sunshine Coast Council directly, or through securities brokers registered as Australian Financial Service Licensees (ASIC) with an established sales presence in Australia, or direct issuers that directly issue their own securities which are registered on Sunshine Coast Council's approved list of brokers/dealers and direct issuers.

Safekeeping and custody

Each transaction will require written confirmation by the broker/dealer/bank. Council will hold security documents, or alternatively a third party custodian authorised by the Manager Finance and evidenced by safekeeping receipts may hold security documents.

Measurement of success

A summary of investments, amount invested and comparison above benchmark, at a minimum, is included in the monthly Financial Performance Report to council Ordinary Meetings.

The benchmark target is to be set equal to or above the benchmark yield and consider the expected types of securities held in each portfolio, that is, the portfolio will be compared to the UBS Australia Bank Bill Index and/or the Bank Bill Swap Reference Rate.

Definitions

BBSW – Bank Bill Swap Rate – This is the daily calculation of the yields on bank bills of 1, 2, 3, 4, 5, and 6 month maturities used for the setting of financial arrangements.

Ethical Investment Principles – Investment in companies or industries that promote positive approaches to environmental, social and corporate governance issues; or the avoidance of investment in industries deemed harmful to health or the environment. These principles have been recognised by the United Nations Principles for Responsible Investment.¹

Financial Institution is defined as an authorised deposit-taking institution within the meaning of the *Banking Act 1959 (Cwlth)*, Section 5.²

Investments are defined as arrangements that are undertaken or acquired for producing income and apply only to the cash investments of Sunshine Coast Council.

¹ Further information on the United Nations Principles for Responsible Investment, including a schedule of Australian signatories, can be obtained from the following website <http://www.unpri.org/principles/>

² For a list of authorised deposit taking institutions, refer to the website of the Australian Prudential Regulation Authority: <http://www.apra.gov.au/adi/>.

Market Value of the portfolio is the book value of fixed term fixed interest deposits plus a market value assessment of commercial paper, bank bills, and bonds or floating rate notes.

QIC – Queensland Investment Corporation.

QTC – Queensland Treasury Corporation.

UBS Bank Bill Index – widely considered to be the industry benchmark for short term cash fund performance and is used by market participants as a means of comparing the returns generated by the various cash funds available in the market.

Related policies and legislation

Statutory Bodies Financial Arrangements Act 1982

Statutory Bodies Financial Arrangements Regulation 2007

Local Government Act 2009

Banking Act 1959 (Cwlth)



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