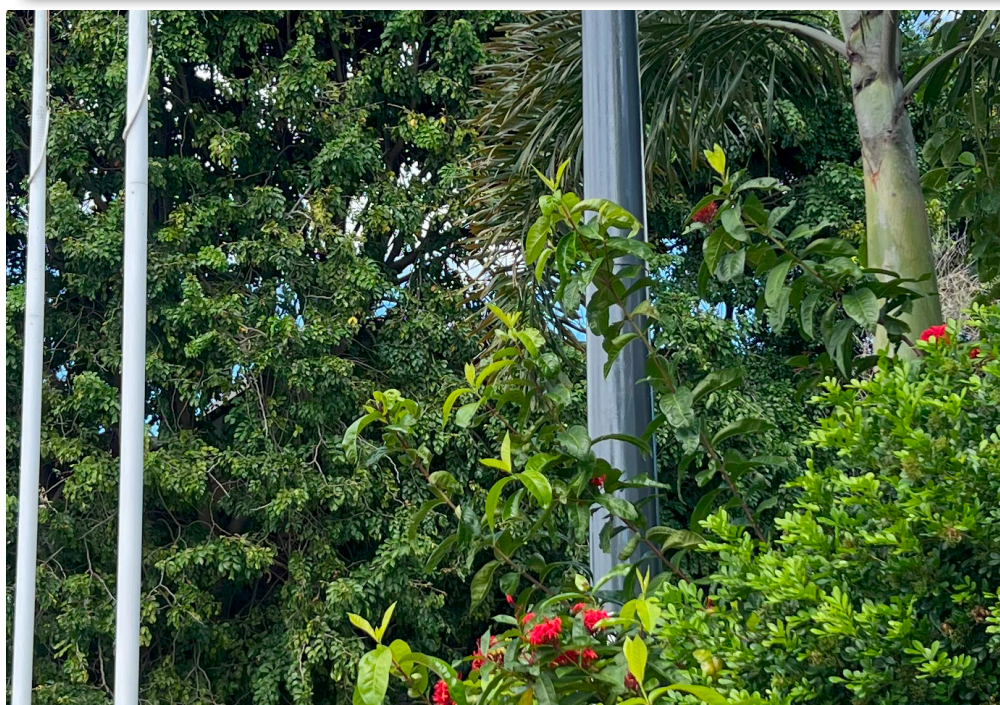


B U D G E T



Mareeba
SHIRE COUNCIL

2025/2026



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Mayor's Budget Statement

The 2025-26 budget that Mareeba Shire Council is putting forward is a considered and sensible approach, focused on securing our critical assets and services while maintaining our lifestyle and delivering on our commitment to supporting a growing, confident and sustainable Shire.

We know times are tough - cost of living and inflation were front of mind this year when we were deliberating this budget. The rate increase will be a modest 3% which is lower than many local Councils across Queensland.

This is an average increase of \$2.29 per week for residential urban properties.

The reality is that as the cost of goods and services rises, we must either adjust our rates accordingly or risk a decline in the quality of the services we provide.

The 2025-26 budget includes an **operating spend of \$58.5 million** which covers the day-to-day operations of Council.

From maintaining parks and operating libraries and community halls, to managing the airport and everything in between — the operating budget keeps our community services running efficiently.

The **Capital budget** this year is **\$25.7 million** which will go towards projects across the Shire.

Transport will receive the largest contribution from the capital budget, with **\$17.2 million** going towards road upgrades. This includes bitumen sealing and grading across the Shire and significant works for Leadingham Creek Road, Dimbulah and Fassio Road, Mareeba.

Water infrastructure has been allocated **\$2.7 million** and wastewater will receive **\$2.4 million**. This will include upgrades to water mains, sewer mains, manhole replacements and works to treatment plants.

In the 2025-26 budget, the work for the Mareeba CBD Blueprint project will be ramping up following extensive community consultation. The project is going to deliver construction ready designs and plans to address stormwater drainage issues, carparking, accessibility for people walking and cycling, public toilets and amenities such as shade, seating, lighting and night-time activation.

The **Facilities** capital budget has been allocated **\$1.5 million** which will include a refurbishment of the amenities at Centenary Park in Kuranda, a new septic system at Julatten Geraghty Park, roof works at the Mareeba gymnasium and works at Dimbulah and Kuranda Aquatic Centres.

Council is proud to support the community through **\$2.94 million** in cost savings.

This includes **\$2.07 million of prompt payment discounts**, **\$405 thousand in pensioner concessions** and an investment of **\$465 thousand** towards the Community Partnership Program to support not-for-profit community organisations and events throughout the Shire.

With a relatively small ratepayer base, Council depends on funding from both State and Federal governments. In particular, Council acknowledges support received through the State Government's Works for Queensland grant, the Federal Local Roads and Community Infrastructure grant and jointly funded Commonwealth-State Disaster Recovery Funding Arrangements – all of which have enabled us to deliver a wide range of projects and essential repairs.

I would like to close by thanking my fellow Councillors, the CEO and Council officers for working hard to keep Mareeba Shire financially sustainable and serving our community.

Angela Toppin AM
Mayor - Mareeba Shire Council



Councillor's



Cr Lenore Wyatt
(Deputy Mayor)



Cr Mladen Bosnic



Cr Amy Braes



Cr Edward (Nipper) Brown



Cr Ross Cardillo



Cr Mary Graham





Budgeted Financial Statements 2025/26 - 2027/28



Statement of Income and Expenditure - Consolidated

For the year ended 30 June 2026

	Note	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Income				
Rates and charges		45,336	46,697	48,097
Less discounts and pensioner remissions		(2,462)	(2,523)	(2,588)
Net rates and utility charges	1	42,874	44,174	45,509
Fees and charges		2,025	2,085	2,148
Operating grants and subsidies	2	9,220	9,283	9,562
Operating contributions	2	174	178	183
Interest revenue		748	680	680
Works for third parties		2,040	2,101	2,164
Other revenue		1,339	1,379	1,420
Total Operating Revenue		58,420	59,880	61,666
Expenditure				
Employee expenses		20,544	21,161	21,795
Materials and services		20,106	19,903	20,542
Depreciation expenses	3	12,645	13,024	13,415
Finance and borrowing costs	4	335	329	322
Total Operating Expenses		53,630	54,417	56,074
Operating Surplus/(Deficit)		4,790	5,463	5,592
Capital Income				
Contributions from developers		-	-	-
Capital grants and subsidies	2	15,643	1,000	1,000
Profit/(Loss) on sale of asset		180	-	-
		15,823	1,000	1,000
Net Result		20,613	6,463	6,592



Statement of Financial Position - Consolidated

at 30 June 2026

	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Current Assets			
Cash assets	88,184	76,184	75,262
Receivables	4,755	4,895	5,024
Inventories	2,270	2,270	2,270
	95,209	83,349	82,556
Non-Current Assets			
Receivables	8	6	4
Property, plant and equipment	779,202	797,244	804,332
	779,210	797,250	804,336
TOTAL ASSETS	874,419	880,599	886,892
Current Liabilities			
Payables	2,455	2,529	2,597
Interest bearing liabilities	429	440	451
Provisions	4,377	4,284	4,193
	7,261	7,253	7,241
Non-Current Liabilities			
Interest bearing liabilities	5,212	4,773	4,321
Payables	2,406	2,478	2,552
Provisions	2,136	2,229	2,320
	9,754	9,480	9,193
TOTAL LIABILITIES	17,015	16,733	16,434
NET COMMUNITY ASSETS	857,403	863,866	870,458
Community Equity			
Retained surplus	857,403	863,866	870,458
TOTAL COMMUNITY EQUITY	857,403	863,866	870,458



Statement of Cash Flows - Consolidated

For the year ended 30 June 2026

	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Cash flows from operating activities			
Receipts from customers	48,278	49,739	51,241
Payments to suppliers and employees	(40,650)	(41,064)	(42,337)
Non capital grants and contributions	9,394	9,461	9,745
Interest received	748	680	680
Borrowing costs	(150)	(139)	(127)
Net cash inflow from operating activities	17,620	18,677	19,202
Cash flows from investing activities			
Payments for property, plant and equipment	(25,679)	(31,223)	(20,692)
Subsidies and contributions for new capital	15,643	1,000	1,000
Proceeds from sale of property, plant and equipment	-	-	-
Net cash (outflow) from investing activities	(10,036)	(30,223)	(19,692)
Cash flows from financing activities			
Proceeds from borrowings	-	-	-
Repayment of borrowings	(411)	(421)	(432)
Repayment of finance leases	(33)	(33)	-
Net cash inflow (outflow) from financing activities	(444)	(454)	(432)
Net increase in cash held	7,140	(12,000)	(922)
Cash at beginning of reporting period	81,044	88,184	76,184
Cash at end of reporting period	88,184	76,184	75,262



Statement of Changes in Equity - Consolidated

For the year ended 30 June 2026

	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Balance at beginning of period	836,790	857,403	863,866
Net result for the period	20,613	6,463	6,592
Balance at end of period	857,403	863,866	870,458



Notes to the Financial Statements for the year ended 30 June 2026 - Consolidated

For the year ended 30 June 2026

1 Rates and Utility Charges

Operating income

	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
General rates	24,173	24,899	25,646
Waste	5,064	5,216	5,372
Sewerage	6,737	6,939	7,147
Water	9,037	9,308	9,587
Special rates and charges	325	335	345
Total rates and utility charge revenue	45,336	46,697	48,097
Less: Discounts	(2,057)	(2,117)	(2,180)
Less: Pensioner remissions	(405)	(406)	(408)
Net rates and utility charges	42,874	44,174	45,509

Percentage Change in Rates, levies and charges

General Rates	2.24%	3.00%	3.00%
Waste	3.01%	3.00%	2.99%
Sewerage	3.29%	3.00%	3.00%
Water	1.57%	3.00%	3.00%
Special rates and charges	7.28%	3.08%	2.99%
	2.38%	3.00%	3.00%



2 Grants, subsidies, contributions and donations

(i) Recurrent - government grants and subsidies, and other contributions are analysed as follows.

	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
General purpose grants	8,610	8,868	9,134
Government subsidies and grants	610	415	428
Contributions (incl tourist Levies)	174	178	183
Total recurrent revenue	9,394	9,462	9,745

(ii) Capital - government grants and subsidies, other contributions and donations are analysed as follows.

Government subsidies and grants	15,643	1,000	1,000
Developer Contributions	-	-	-
Total capital revenue	15,643	1,000	1,000

3 Depreciation of non-current assets

Buildings	1,351	1,392	1,434
Plant and equipment	425	438	451
Road, drainage and bridge network	6,191	6,377	6,568
Water	1,635	1,684	1,735
Sewerage	1,972	2,031	2,092
Waste	241	248	255
Other assets	830	854	880
	12,645	13,024	13,415

4 Finance and Borrowing costs

QTC interest charges	150	139	127
Bank charges	77	79	82
Other	108	111	113
	335	329	322



Statement of Appropriations - Consolidated

For the year ended 30 June 2026

	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Retained surplus (deficiency) from prior years	-	-	-
Net result for the period from the Income Statement	20,613	6,463	6,592
	20,613	6,463	6,591
Transfers (to) from capital account:			
(Profit) loss on sale of capital assets	(180)	-	-
General revenue used for capital purposes	(444)	(454)	(432)
Net capital account transfers	(624)	(454)	(432)
Transfer from (to) the constrained works reserve	524	-	-
Transfer from (to) capital grants, subsidies and contributions	(15,643)	(1,000)	(1,000)
Retained surplus available for transfer to reserves	4,870	5,009	5,159
Transfers (to) from reserves for future funding purposes:			
Benefited Area reserves	(110)	(112)	(114)
Water reserve	(2,716)	(2,746)	(2,828)
Sewerage reserve	(1,849)	(1,912)	(1,976)
Waste reserve	(225)	(123)	(125)
Sustainability reserve	(5)	(5)	(5)
Insurance reserve	(100)	(100)	(100)
General reserve	297	151	151
Replenishment reserve	(162)	(162)	(162)
Retained surplus (deficiency) available for general funding	-	-	-



Capital Funding Statement - Consolidated

For the year ended 30 June 2026

	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Sources of capital funding			
General revenue used for capital purposes	444	454	432
Excess capital revenue transferred from capital to retained surplus			
Other capital revenue sources:			
External Loan monies expended	-	-	-
Internal Loan monies expended	-	-	-
Funded depreciation and amortisation	8,176	16,724	11,602
Proceeds from the sale of capital assets	-	-	-
Transfers from capital reserve	1,861	11,146	5,857
Donated and contributed physical assets	-	-	-
Constrained grants, subsidies and contributions	15,642	3,353	3,233
Constrained public contributions reserve	-	-	-
	<u>26,123</u>	<u>31,677</u>	<u>21,124</u>
Application of capital funding			
Non current capital assets	25,679	31,223	20,692
Principal loan redemptions :			
Queensland Treasury Corporation	411	421	432
Lease Repayment	33	33	-
	<u>26,123</u>	<u>31,677</u>	<u>21,124</u>



Statements by Fund - General

Income Statement by Fund

For the year ended 30 June 2026

	GENERAL		
	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Revenue			
Rates and utility charges	24,343	25,074	25,826
Less discounts and pensioner remissions	(2,460)	(2,521)	(2,586)
Net rates and utility charges	21,883	22,553	23,240
Fees and charges	1,262	1,300	1,339
Operating grants and subsidies	8,925	9,193	9,469
Operating contributions	-	-	-
Interest revenue	518	500	500
Works for third parties	2,040	2,101	2,164
Other revenue	1,142	1,176	1,211
Total Operating Revenue	35,770	36,823	37,923
Expenditure			
Employee expenses	18,087	18,630	19,189
Materials and services	8,636	8,736	9,039
Depreciation expenses	8,733	8,995	9,265
Finance and borrowing costs	143	142	140
Total Operating Expenses	35,599	36,503	37,633
Operating Surplus/(Deficit)	171	320	290
Capital Income			
Contributions from developers	-	-	-
Capital grants and subsidies	12,479	1,000	1,000
Profit/(Loss) on sale of asset	180	-	-
Interest on constrained works	-	-	-
	12,659	1,000	1,000
Net Result	12,830	1,320	1,290



Statement of Appropriations by Fund

For the year ended 30 June 2026

	GENERAL		
	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Retained surplus (deficiency) from prior years	-	-	-
Net result for the period from the Income Statement	12,830	1,320	1,290
	12,830	1,320	1,290
Transfers (to) from capital account:			
(Profit) loss on sale of capital assets	(180)	-	-
General revenue used for capital purposes	(201)	(204)	(174)
Net capital account transfers	(381)	(204)	(174)
Transfer from (to) the constrained works reserve	-	-	-
Transfer from (to) capital grants, subsidies & contributions	(12,479)	(1,000)	(1,000)
Retained surplus available for transfer to reserves	(30)	116	116
Transfers (to) from insurance reserve:	(100)	(100)	(100)
Transfers (to) from sustainability reserve:	(5)	(5)	(5)
Transfers (to) from reserves for operational expenditure	297	151	151
Transfers (to) from replenishment reserve	(162)	(162)	(162)
Retained surplus (deficiency) available for general funding	-	-	-

Capital Funding Statement by Fund

For the year ended 30 June 2026

	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Sources of capital funding			
General revenue used for capital purposes	201	204	174
Other capital revenue sources:			
External Loan monies expended			
Funded depreciation and amortisation	6,218	6,218	6,405
Proceeds from the sale of capital assets	-	-	-
Transfers from capital reserve	1,326	750	773
Constrained grants, subsidies and contributions	12,479	3,139	3,233
Constrained public contributions reserve			
	20,224	10,311	10,585
Application of capital funding			
Non current capital assets	20,023	10,107	10,411
Principal loan redemptions :			
Queensland Treasury Corporation	168	171	174
Lease repayment	33	33	-
	20,224	10,311	10,585



Statements by Fund - Waste

Income Statement by Fund

For the year ended 30 June 2026

	WASTE		
	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Revenue			
Rates and utility charges	5,064	5,216	5,372
Less discounts and pensioner remissions	-	-	-
Net rates and utility charges	5,064	5,216	5,372
Fees and charges	604	622	641
Operating grants and subsidies	208	-	-
Operating contributions	54	56	58
Interest revenue	80	80	80
Works for third parties	-	-	-
Other revenue	165	170	175
Total Operating Revenue	6,175	6,144	6,326
Expenditure			
Employee expenses	177	182	187
Materials and services	5,956	5,488	5,653
Depreciation expenses	241	248	255
Finance and borrowing costs	100	103	106
Total Operating Expenses	6,474	6,021	6,201
Operating Surplus/(Deficit)	(299)	123	125
Capital Income			
Contributions from developers	-	-	-
Capital grants and subsidies	-	-	-
Profit/(Loss) on sale of asset	-	-	-
Interest on constrained works	-	-	-
Net Result	(299)	123	125



Statement of Appropriations by Fund

For the year ended 30 June 2026

Retained surplus (deficiency) from prior years
 Net result for the period from the Income Statement

Transfers (to) from capital account:

(Profit) loss on sale of capital assets
 General revenue used for capital purposes
 Net capital account transfers

Transfer from (to) the constrained works reserve
 Transfer from (to) capital grants, subsidies and contributions

Retained surplus available for transfer to reserves

Transfers (to) from reserves for future funding purposes:

Retained surplus (deficiency) available for general funding**WASTE**

	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Retained surplus (deficiency) from prior years	-	-	-
Net result for the period from the Income Statement	(299)	123	125
	(299)	123	125
Transfers (to) from capital account:			
(Profit) loss on sale of capital assets	-	-	-
General revenue used for capital purposes	-	-	-
Net capital account transfers	-	-	-
Transfer from (to) the constrained works reserve	524	-	-
Transfer from (to) capital grants, subsidies and contributions	-	-	-
Retained surplus available for transfer to reserves	225	123	125
Transfers (to) from reserves for future funding purposes:	(225)	(123)	(125)
Retained surplus (deficiency) available for general funding	-	-	-

Capital Funding Statement by Fund

For the year ended 30 June 2026

Sources of capital funding

General revenue used for capital purposes
 Other capital revenue sources:
 External Loan monies expended
 Funded depreciation and amortisation
 Proceeds from the sale of capital assets
 Transfers from capital reserve
 Constrained grants, subsidies and contributions
 Constrained public contributions reserve

Application of capital funding

Non current capital assets
 Principal loan redemptions :
 Queensland Treasury Corporation

	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
General revenue used for capital purposes	-	-	-
Other capital revenue sources:			
External Loan monies expended	-	-	-
Funded depreciation and amortisation	20	110	113
Proceeds from the sale of capital assets	-	-	-
Transfers from capital reserve	-	-	-
Constrained grants, subsidies and contributions	-	-	-
Constrained public contributions reserve	-	-	-
	20	110	113
Application of capital funding			
Non current capital assets	20	110	113
Principal loan redemptions :			
Queensland Treasury Corporation	-	-	-
	20	110	113



Statements by Fund - Wastewater

Income Statement by Fund

For the year ended 30 June 2026

	WASTEWATER		
	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Revenue			
Rates and utility charges	6,737	6,939	7,147
Less discounts and pensioner remissions	-	-	-
Net rates and utility charges	6,737	6,939	7,147
Fees and charges	76	78	80
Operating grants and subsidies	-	-	-
Operating contributions	-	-	-
Interest revenue	100	100	100
Works for third parties	-	-	-
Other revenue	-	-	-
Total Operating Revenue	6,913	7,117	7,327
Expenditure			
Employee expenses	758	781	804
Materials and services	1,999	2,059	2,121
Depreciation expenses	1,972	2,031	2,092
Finance and borrowing costs	92	84	76
Total Operating Expenses	4,821	4,955	5,093
Operating Surplus/(Deficit)	2,092	2,162	2,234
Capital Income			
Contributions from developers	-	-	-
Capital grants and subsidies	1,949	-	-
Profit/(Loss) on sale of asset	-	-	-
Interest on constrained works	-	-	-
	1,949	-	-
Net Result	4,041	2,162	2,234



Statement of Appropriations by Fund

For the year ended 30 June 2026

	WASTEWATER		
	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Retained surplus (deficiency) from prior years	-	-	-
Net result for the period from the Income Statement	4,041	2,162	2,234
	4,041	2,162	2,234
Transfers (to) from capital account:			
(Profit) loss on sale of capital assets	-	-	-
General revenue used for capital purposes	(243)	(250)	(258)
Net capital account transfers	(243)	(250)	(258)
Transfer from (to) the constrained works reserve	-	-	-
Transfer from (to) capital grants, subsidies and contributions	(1,949)	-	-
Retained surplus available for transfer to reserves	1,849	1,912	1,976
Transfers (to) from reserves for future funding purposes:	(1,849)	(1,912)	(1,976)
Retained surplus (deficiency) available for general funding	-	-	-

Capital Funding Statement by Fund

For the year ended 30 June 2026

	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Sources of capital funding			
General revenue used for capital purposes	243	250	258
Other capital revenue sources:			
External Loan monies expended	-	-	-
Funded depreciation and amortisation	495	4,289	1,140
Proceeds from the sale of capital assets	-	-	-
Transfers from capital reserve	-	4,289	1,139
Constrained grants, subsidies and contributions	1,949	-	-
Constrained public contributions reserve	-	-	-
	2,687	8,828	2,537
Application of capital funding			
Non current capital assets	2,444	8,578	2,279
Principal loan redemptions :			
Queensland Treasury Corporation	243	250	258
	2,687	8,828	2,537



Statements by Fund - Water

Income Statement by Fund

For the year ended 30 June 2026

	WATER		
	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Revenue			
Rates and utility charges	9,037	9,308	9,587
Less discounts and pensioner remissions	-	-	-
Net rates and utility charges	9,037	9,308	9,587
Fees and charges	83	85	88
Operating grants and subsidies	87	90	93
Operating contributions	-	-	-
Interest revenue	50	-	-
Works for third parties	-	-	-
Other revenue	32	33	34
Total Operating Revenue	9,289	9,516	9,802
Expenditure			
Employee expenses	1,522	1,568	1,615
Materials and services	3,416	3,518	3,624
Depreciation expenses	1,635	1,684	1,735
Finance and borrowing costs	-	-	-
Total Operating Expenses	6,573	6,770	6,974
Operating Surplus/(Deficit)	2,716	2,746	2,828
Capital Income			
Contributions from developers	-	-	-
Capital grants and subsidies	1,215	-	-
Profit/(Loss) on sale of asset	-	-	-
Interest on constrained works	-	-	-
	1,215	-	-
Net Result	3,931	2,746	2,828



Statement of Appropriations by Fund

For the year ended 30 June 2026

	WATER		
	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Retained surplus (deficiency) from prior years	-	-	-
Net result for the period from the Income Statement	3,931	2,746	2,828
	3,931	2,746	2,828
Transfers (to) from capital account:			
(Profit) loss on sale of capital assets	-	-	-
General revenue used for capital purposes	-	-	-
Net capital account transfers	-	-	-
Transfer from (to) the constrained works reserve	-	-	-
Transfer from (to) capital grants, subsidies and contributions	(1,215)	-	-
Retained surplus available for transfer to reserves	2,716	2,746	2,828
Transfers (to) from reserves for future funding purposes:	(2,716)	(2,746)	(2,828)
Retained surplus (deficiency) available for general funding	-	-	-

Capital Funding Statement by Fund

For the year ended 30 June 2026

	Budget 2025/26 \$ '000	Budget 2026/27 \$ '000	Budget 2027/28 \$ '000
Sources of capital funding			
General revenue used for capital purposes	-	-	-
Other capital revenue sources:			
External Loan monies expended	-	-	-
Funded depreciation and amortisation	1,443	6,107	3,944
Proceeds from the sale of capital assets	-	-	-
Transfers from capital reserve	35	6,107	3,945
Constrained grants, subsidies and contributions	1,214	214	-
Constrained public contributions reserve	-	-	-
	2,692	12,428	7,889
Application of capital funding			
Non current capital assets	2,692	12,428	7,889
Principal loan redemptions :			
Queensland Treasury Corporation	-	-	-
	2,692	12,428	7,889



Statements by Fund - Benefited Area

Income Statement by Fund

For the year ended 30 June 2026

	BENEFITED AREA		
	Budget 2025/26 \$'000	Budget 2026/27 \$'000	Budget 2027/28 \$'000
Revenue			
Rates and utility charges	155	160	165
Less discounts and pensioner remissions	(2)	(2)	(2)
Net rates and utility charges	153	158	163
Fees and charges	-	-	-
Operating grants and subsidies	-	-	-
Operating contributions	120	122	125
Interest revenue	-	-	-
Works for third parties	-	-	-
Other revenue	-	-	-
Total Operating Revenue	273	280	288
Expenditure			
Employee expenses	-	-	-
Materials and services	99	102	105
Depreciation expenses	64	66	68
Finance and borrowing costs	-	-	-
Total Operating Expenses	163	168	173
Operating Surplus/(Deficit)	110	112	115
Capital Income			
Contributions from developers	-	-	-
Capital grants and subsidies	-	-	-
Profit/(Loss) on sale of asset	-	-	-
Interest on constrained works	-	-	-
Net Result	110	112	115



Statement of Appropriations by Fund

For the year ended 30 June 2026

Retained surplus (deficiency) from prior years
Net result for the period from the income Statement

BENEFITED AREA		
Budget 2025/26 \$'000	Budget 2026/27 \$'000	Budget 2027/28 \$'000
-	-	-
110	112	115
110	112	114
Transfers (to) from capital account:		
(Profit) loss on sale of capital assets	-	-
General revenue used for capital purposes	-	-
Net capital account transfers	-	-
Transfer from (to) the constrained works reserve	-	-
Transfer from (to) capital grants, subsidies and contributions	-	-
Retained surplus available for transfer to reserves	110	112
114		
Transfers (to) from reserves for future funding purposes:	(110)	(112)
Retained surplus (deficiency) available for general funding	-	-

Capital Funding Statement by Fund

For the year ended 30 June 2026

Sources of capital funding

General revenue used for capital purposes
Other capital revenue sources:
 External Loan monies expended
 Funded depreciation and amortisation
 Proceeds from the sale of capital assets
 Transfers from capital reserve
 Constrained grants, subsidies and contributions
 Constrained public contributions reserve

Budget 2025/26 \$'000	Budget 2026/27 \$'000	Budget 2027/28 \$'000
-	-	-
-	-	-
-	-	-
-	-	-
500	-	-
-	-	-
-	-	-
500	-	-
Application of capital funding		
Non current capital assets	500	-
Principal loan redemptions :		
Queensland Treasury Corporation	-	-
500	-	-



Long Term Financial Forecast

	Budget 30-Jun-26 \$'000	30-Jun-27 \$'000	30-Jun-28 \$'000	30-Jun-29 \$'000	30-Jun-30 \$'000	Forecast 30-Jun-31 \$'000	30-Jun-32 \$'000	30-Jun-33 \$'000	30-Jun-34 \$'000	30-Jun-35 \$'000
Operating Revenue										
General rates	24,173	24,899	25,646	26,416	27,208	28,024	28,865	29,731	30,623	31,542
Special and Separate rates/charges	325	335	345	355	366	377	388	400	412	424
Water	9,037	9,308	9,587	9,875	10,171	10,476	10,790	11,114	11,447	11,790
Sewerage	6,737	6,939	7,147	7,361	7,582	7,809	8,043	8,284	8,533	8,789
Waste management	5,064	5,216	5,372	5,533	5,699	5,870	6,046	6,227	6,414	6,606
Total rates and utility charge revenue	45,336	46,697	48,097	49,540	51,026	52,556	54,132	55,756	57,429	59,151
less: discounts & pensioner remissions	(2,462)	(2,523)	(2,588)	(2,653)	(2,723)	(2,792)	(2,865)	(2,939)	(3,017)	(3,095)
Net rates and utility charges	42,874	44,174	45,509	46,887	48,303	49,764	51,267	52,817	54,412	56,056
Fees and charges	2,025	2,085	2,148	2,212	2,278	2,347	2,418	2,491	2,566	2,643
Works for Third Parties	9,220	9,283	9,562	9,849	10,145	10,449	10,762	11,085	11,417	11,759
Operating grants and subsidies	174	178	183	187	192	196	201	206	211	215
Operating Contributions	748	680	680	680	680	680	680	680	680	680
Interest received	2,040	2,101	2,164	2,229	2,296	2,365	2,436	2,509	2,584	2,662
Other operating revenue	1,339	1,379	1,420	1,462	1,505	1,551	1,598	1,646	1,695	1,745
Total operating revenue	58,420	59,880	61,666	63,506	65,399	67,352	69,362	71,434	73,565	75,760
Capital Revenue										
Grants, subsidies, donations	15,643	1,000	1,000	-	-	-	-	-	-	-
Profit/(Loss) on sale of asset	180	-	-	-	-	-	-	-	-	-
Contributions from Developers	-	-	-	-	-	-	-	-	-	-
Total capital revenue	15,823	1,000	1,000	-	-	-	-	-	-	-
Total Revenue	74,243	60,880	62,666	63,506	65,399	67,352	69,362	71,434	73,565	75,760
Operating Expenses										
Employee benefits	20,544	21,161	21,795	22,449	23,123	23,816	24,530	25,266	26,025	26,806
Materials and services	20,106	19,903	20,542	21,159	21,794	22,448	23,121	23,815	24,530	25,267
Depreciation and amortisation	12,645	13,024	13,415	15,046	15,769	16,596	17,218	17,800	18,674	19,875
Finance costs	335	329	322	316	311	305	299	294	288	282
Total operating expenses	53,630	54,417	56,074	58,970	60,997	63,165	65,168	67,176	69,517	72,230
Net result attributable to Council	20,613	6,463	6,592	4,536	4,402	4,187	4,194	4,258	4,048	3,530
Surplus/(Deficit) from operations	4,790	5,463	5,592	4,536	4,402	4,187	4,194	4,258	4,048	3,530
Community Equity										
Total Assets	874,419	880,599	886,892	888,628	893,148	897,504	900,920	904,391	907,701	910,847
Total Liabilities	17,015	16,733	16,434	16,146	15,842	15,531	15,205	14,886	14,552	14,210
Total Community Equity	857,403	863,866	870,458	872,482	877,306	881,973	885,715	889,504	893,148	896,637



Financial Sustainability Ratios

Type	Measure	Target	Budget					Forecast				
			30-Jun-26	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30	30-Jun-31	30-Jun-32	30-Jun-33	30-Jun-34	30-Jun-35
Financial Capacity	Council-Controlled Revenue*	N/A	76.9%	77.3%	77.3%	77.3%	77.3%	77.4%	77.4%	77.4%	77.5%	77.5%
	Population Growth*	N/A	1.4%					0.9%				
Operating Performance	Operating Surplus Ratio	Greater than 0%	8.2%	9.1%	9.1%	7.1%	6.7%	6.2%	6.0%	6.0%	5.5%	4.7%
	Operating Cash Ratio	Greater than 0%	30.1%	31.1%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	30.9%
Liquidity	Unrestricted Cash Expense Cover Ratio	Greater than 4 months	24.2				N/A for long-term sustainability statement					
	Asset Sustainability Ratio	Greater than 80%	82%	106%	98%	96%	94%	90%	90%	84%	101%	97%
Asset Management	Asset Consumption Ratio	Greater than 60%	63%	64%	63%	61%	60%	58%	57%	56%	56%	57%
	Asset Renewal Funding Ratio*	N/A	100%				N/A for long-term sustainability statement					
Debt Servicing Capacity	Leverage Ratio	0 - 3 times	0.3	0.3	0.2	0.2	0.2	0.2	0.1	0.1	0.1	0.1

* contextual ratios and not subject to audit



Council Business Activities

National Competition Policy

For the budgeted year ended 30 June 2026

	Water services 2025/26 (\$'000)	Wastewater services 2025/26 (\$'000)	Waste management 2025/26 (\$'000)	Laboratory services 2025/26 (\$'000)	Building services 2025/26 (\$'000)
Revenues for services provided to the Council	300	15	144	-	-
Revenues for services provided to external clients	9,289	6,951	6,255	-	2
Community service obligations	-	-	-	-	-
Total Revenue	9,589	6,966	6,399	-	2
Less: Expenditure	6,873	4,874	6,174	170	2
Surplus/(Deficit)	2,716	2,092	225	(170)	-





Revenue Statement



Introduction

This Revenue Statement has been prepared in accordance with section 104 of the *Local Government Act 2009 (Qld)* and sections 169 and 172 of the *Local Government Regulation 2012 (Qld)*.

This statement outlines and explains the revenue raising measures adopted by the Mareeba Shire Council in the preparation of its Budget for the 2025/26 financial year.

It is not intended that this Revenue Statement reproduce all related policies and reference documents. Related policies and reference documents will be referred to where appropriate and will take precedence should clarification be required.

Legislative Requirements

Section 104 of the *Local Government Act 2009 (Qld)* requires that a local government must comply with the requirements prescribed under a regulation regarding the financial management documents which includes an annual budget and a revenue statement.

Section 169 of the *Local Government Regulation 2012 (Qld)* requires that a local government must prepare a revenue statement each financial year. Section 172(1) of the *Local Government Regulation 2012 (Qld)* requires that a revenue statement must state the following:

1. If the local government levies differential general rates-
 - The rating categories for rateable land in the local government area; and
 - A description of each rating category; and
2. If the local government levies special rates or charges for a joint government activity-a summary of the terms of the joint government activity; and
3. If the local government fixes a cost-recovery fee-the criteria used to decide the amount of the cost-recovery fee; and
4. If the local government conducts a business activity on a commercial basis the criteria used to decide the amount of the charges for the activity's goods and services.

Section 172(2) of the *Local Government Regulation 2012 (Qld)* requires that the revenue statement for a financial year must include the following information for the financial year:

1. An outline and explanation of the measures that the local government has adopted for raising revenue, including an outline and explanation of-
 - The rates and charges to be levied in the financial year; and
 - The concessions for rates and charges to be granted in the financial year.
2. Whether the local government has made a resolution limiting an increase of rates and charges.

Differential General Rates

Differential general rates are levied on all rateable parcels of land throughout the Shire to cover the operational, maintenance and capital expenditures associated with the governance and administration of the Council. These rates support the provision of general works and services including but not limited to:

- construction, maintenance and management of roads, bridges and footpaths;
- economic development;
- community development and engagement;



- disaster management;
- public parks, gardens, playgrounds, recreation areas and swimming pools;
- health, town planning and building services;
- community facilities and council buildings;
- animal control, pest and biodiversity protection;
- environmental management;
- libraries.

Council is required to raise an amount of revenue it sees as being appropriate to maintain assets and provide services to the Shire as a whole.

In an endeavour to achieve the equitable levying of general rates and considering the diverse land use and location across the Shire, Council has determined to make and levy differential general rates on rateable land within the Mareeba Shire Council local government area in respect of the 2025/26 financial year. This decision is in accordance with sections 80 and 81 of the *Local Government Regulation 2012 (Qld)*. The rateable value upon which the differential general rates are to be levied is based on the valuation, under the *Land Valuation Act 2010*, or in the case of mining claims as per section 79 of the *Local Government Regulation 2012 (Qld)*.

In deciding how that revenue is raised, Council has taken into account many factors, including the principles outlined in its adopted Revenue Policy and the rateable value of the land.

The primary criterion adopted by Council for the purpose of categorising the rateable land within the Shire is that the categorisation should reflect the predominant land use of the property. Within each predominant land use of some categories, the land has been further categorised according to valuation.

For newly subdivided vacant land, rates and charges shall be levied proportionally for the unexpired part of the year from the date the plan of subdivision is lodged at the Titles Office, or from the date of utility connections to the respective parcel of land, whichever date is the earlier.

For 2025/26, there will be 50 differential rating categories. Details of these differential rating categories are as follows:

Category A – Residential (Urban)

General Description for Category A

All land that is used for single unit residential purposes, or any other rateable land not otherwise categorised including:

- properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the *Body Corporate and Community Management Act 1997* with an area less than or equal to 1,000m²; and
- all residential land inside of the urban nodes.

Category	Description	Rate in the Dollar	Minimum General Rate
A1	As per the General Description for Category A and having a valuation from \$0 to \$90,000.	0.01700	\$1,311.00
A2	As per the General Description for Category A and having a valuation from \$90,001 to \$140,000.	0.01134	\$1,531.00
A3	As per the General Description for Category A and having a valuation from \$140,001 to \$240,000.	0.00979	\$1,588.00
A4	As per the General Description for Category A and having a valuation greater than \$240,000.	0.00852	\$2,350.00



Category B – Multi Unit

General Description for Category B

All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is registered under the *Body Corporate and Community Management Act 1997*.

Category	Description	Rate in the Dollar	Minimum General Rates
B2	As per the General Description for Category B and comprising of 2 Units / Flats.	0.01312	\$1,311.00
B3	As per the General Description for Category B and comprising of 3 Units / Flats.	0.01312	\$1,967.00
B4	As per the General Description for Category B and comprising of 4 Units / Flats.	0.01312	\$2,623.00
B5	As per the General Description for Category B and comprising of 5 Units / Flats.	0.01312	\$3,279.00
B6	As per the General Description for Category B and comprising of 6 Units / Flats.	0.01312	\$3,935.00
B7	As per the General Description for Category B and comprising of 7 Units / Flats.	0.01312	\$4,591.00
B8	As per the General Description for Category B and comprising of 8 Units / Flats.	0.01312	\$5,247.00
B9	As per the General Description for Category B and comprising of 9 Units / Flats.	0.01312	\$5,903.00
B10	As per the General Description for Category B and comprising of 10 Units / Flats.	0.01312	\$6,559.00
B11	As per the General Description for Category B and comprising of 11 Units / Flats.	0.01312	\$7,215.00
B12	As per the General Description for Category B and comprising of 12 Units / Flats.	0.01312	\$7,871.00
B13	As per the General Description for Category B and comprising of 13 Units / Flats.	0.01312	\$8,527.00
B14	As per the General Description for Category B and comprising of 14 Units / Flats	0.01312	\$9,183.00
B15	As per the General Description for Category B and comprising of 15 Units / Flats	0.01312	\$9,839.00
B16	As per the General Description for Category B and comprising of 16 Units / Flats	0.01312	\$10,495.00
B17	As per the General Description for Category B and comprising of 17 or more Units / Flats	0.01312	\$11,151.00



Category C – Non-Residential

All other non-residential land, including:

- Properties used for the primary purpose of Workers Accommodation; and
- Land included within a Building Unit Plan, Group Title Plan or Community Title Scheme registered under the *Body Corporate and Community Management Act 1997* that operates as a commercial business e.g. unit of shops, holiday villas, etc.

For clarity, this category does not include land categorised under categories D, E1-E4, H, I1-I3, J, K, L1-L5, P, Q and R.

Category	Rate in the Dollar	Minimum General Rate
C	0.01551	\$1,506.00

Category D – Major Drive-in Shop or Shopping Centre

All land used for a drive-in shop or shopping centre with a rateable valuation greater than or equal to \$1,000,000.

Category	Rate in the Dollar	Minimum General Rate
D	0.02380	\$39,022.00

Category E – Mining Lease / Claim

General Description for Category E

All land that is a mining lease or a mining claim used for prospecting, developing or use as a mine as defined in the *Mineral Resources Act 1989*.

Category	Description	Rate in the Dollar	Minimum General Rate
E1	As per the General Description for Category E, where no operators or employees reside on the land, and where the mining use employs less than 5 employees.	0.07224	\$661.00
E2	As per the General Description for Category E, where one or more of the operators or employees reside on the land and where the mining use employs less than 5 employees.	0.09417	\$1,311.00
E3	As per the General Description for Category E, where the mining use employs between 5 and 20 employees.	0.45139	\$68,571.00
E4	As per the General Description for Category E, where the mining use employs over 20 employees.	0.90273	\$137,142.00

Category F – Primary Production

All land area which is predominately used for primary production purposes other than those properties defined as category G1 or G2 (Large Grazing Properties).

Category	Rate in the Dollar	Minimum General Rate
F	0.00959	\$1,981.00



Category G – Large Grazing Properties

General Description for Category G

All land that is used for the primary purpose of raising livestock and land area exceeds 5,000 hectares.

Category	Description	Rate in the Dollar	Minimum General Rate
G1	As per the General Description for Category G and having a valuation from \$0 to \$8,000,000.	0.00678	\$3,534.00
G2	As per the General Description for Category G and having a valuation greater than \$8,000,000.	0.00472	\$54,240.00

Category H – Specialty Industries

All land used for the slaughtering and processing of poultry.

Category	Rate in the Dollar	Minimum General Rate
H	0.03252	\$60,275.00

Category I – Extractive Industry (Quarry)

General Description for Category I

All land used or capable of being used for extractive industry purposes.

Category	Description	Rate in the Dollar	Minimum General Rate
I1	As per the General Description for Category I, and where the quantity of material capable of being extracted and/or screened is up to a maximum of 5,000 tonnes per annum.	0.00880	\$680.00
I2	As per the General Description for Category I, and where the quantity of material capable of being extracted and/or screened is between 5,001 tonnes and 100,000 tonnes per annum.	0.00175	\$746.00
I3	As per the General Description for Category G, and where the quantity of material capable of being extracted and/or screened is greater than 100,000 tonnes per annum.	0.00066	\$814.00

Category J – Heavy Industry – Sugar Mill

Land used for a sugar mill.

Category	Rate in the Dollar	Minimum General Rate
J	0.37492	\$108,727.00

Category K – Heavy Industry – Waste Facility

Land used for a large commercial waste facility.

Category	Rate in the Dollar	Minimum General Rate
K	0.27466	\$83,773.00



Category L – Renewable Energy

General Description for Category L

All land used for renewable energy generation.

Category	Description	Rate in the Dollar	Minimum General Rate
L1	As per the General Description for Category L, and where the combined output capacity is capable of up to a maximum of 49 MW.	0.01035	\$20,555.00
L2	As per the General Description for Category L, and where the combined output capacity is capable of between 50 MW and 99 MW.	0.01035	\$58,163.00
L3	As per the General Description for Category L, and where the combined output capacity is capable of between 100 MW and 149 MW.	0.01035	\$111,817.00
L4	As per the General Description for Category L, and where the combined output capacity is capable of between 150 MW and 199 MW.	0.01035	\$123,341.00
L5	As per the General Description for Category L, and where the combined output capacity is capable of 200 MW or greater.	0.01035	\$187,949.00

Category M – Residential (Rural)

General Description for Category M

All residential land outside of the urban nodes, or all land where the Building Unit Plan or Group Titles Plan is registered under the *Body Corporate and Community Management Act 1997* with an area exceeding 1,000m², other than land that is categorised as Category F (Primary Production).

Category	Description	Rate in the Dollar	Minimum General Rate
M1	As per the General Description for Category M and having a valuation from \$0 to \$99,000.	0.01737	\$1,311.00
M2	As per the General Description for Category M and having a valuation from \$99,001 to \$145,000.	0.01391	\$1,720.00
M3	As per the General Description for Category M and having a valuation from \$145,001 to \$220,000.	0.01036	\$2,018.00
M4	As per the General Description for Category M and having a valuation greater than \$220,000.	0.00921	\$2,281.00

Category N – Unused land

All vacant land in the localities of Watsonville, Irvinebank, Mt Albion, Thornborough, Stannary Hills, Chillagoe, Dimbulah and Mungana that is not used for any purpose and is not included in any other category.

Category	Rate in the Dollar	Minimum General Rate
N	1.01000	Nil



Category O – Multi-residential Gated Resorts

All land used for residential resorts or other similar purposes within a gated area.

Category	Rate in the Dollar	Minimum General Rate
O	0.02093	\$104,880.00

Category P – Cable Car Terminal

All land used as a cable car terminal.

Category	Rate in the Dollar	Minimum General Rate
P	0.02985	\$19,500.00

Category Q – Industrial

All land used for industrial purposes such as light industry, general industry, noxious or offensive industry, utilities (power, telecommunications, water/sewerage), except land included in Categories E1-E4, H, I1-I3, J, K and L.

Category	Rate in the Dollar	Minimum General Rate
Q	0.01566	\$1,519.00

Category R – Transport and Storage

All land used for transport and storage purposes such as warehouse, bulk stores, transport terminal for freight and/or passengers, service stations, builders or contractor's yards except land included in Category P.

Category	Rate in the Dollar	Minimum General Rate
R	0.01579	\$1,533.00

Category S – Approved Subdividers

All land to which sections 49 to 51 of the *Land Valuation Act 2010* and section 77 (3) of the *Local Government Regulation 2012 (Qld)* apply.

Category	Rate in the Dollar	Minimum General Rate
S	0.01700	Nil

Minimum General Rates

A minimum general rate has been set for each category that considers the minimum cost per annum of providing common services to every ratepayer as well as general administration costs.

Council exempts all land subject to concessional valuation in accordance with the provisions of section 49 of the *Land Valuation Act 2010* from the Minimum General Rate under Section 77 (3) of the *Local Government Regulation 2012 (Qld)*.



Limitation of Increase in Rates or Charges

For 2025/26, Council will not resolve, under section 116 of the *Local Government Regulation 2012 (Qld)*, to limit the increase of any rates or charges.

Objection to Rating Categorisation

In accordance with Chapter 4, Part 5, Division 4 of the *Local Government Regulation 2012 (Qld)*, owners of rateable land have the right of objection to the category their land is included in.

Objections must be submitted to the Chief Executive Officer, Mareeba Shire Council within 30 days of the date the rate notice is issued.

The only basis for objection shall be that at the date of issue of the rate notice, having regard to the description adopted by Council, the land should be in another category.

If an owner is dissatisfied by the Chief Executive Officer's decision, the owner may appeal to the Land Court against the decision.

Special Rates and Charges

Special Rates are levied on specified parcels of land which will benefit from the works or services to be provided by the revenue raised. Examples of such works or services include road, footpath and drainage construction and repairs, car parking, beautification works, promotional activities, street furniture and decorations, economic and tourism development activities, and bridge construction.

Special Charges are levied on specified parcels of land that will either:

- contribute to the need for,
- benefit from, or
- have special access to

services, facilities or activities provided or undertaken by the Council. Special Charges may also be collected by Council on behalf of third parties, including those that run volunteer brigade operations, tourism promotion, improved community services, road upgrades, recreation facilities, water supply extension and sewerage services.

In accordance with section 94 of the *Local Government Regulation 2012 (Qld)*, Council has adopted an Overall Plan and/or an Annual Implementation Plan for each of the following special charge and rates. Refer to Appendices 1 to 5 in this document.

Following are the details of the special rates and charges for 2025/26.

Special Charge - Irvinebank Reservoir Water Supply Benefited Area

This special charge of \$453.00 per property will be levied on all properties in the Irvinebank Water Benefited Area to cover the costs of operation and maintenance associated with delivering water from the Ibis Dam to the town reservoirs. Refer to Overall Plan in Appendix 1.

Special Charge - Irvinebank Township Water Supply Benefited Area

This special charge of \$50.00 per property will be levied on all properties in the Irvinebank Water Benefited Area for the purpose of raising funds for operation and the maintenance of the water reticulation system from the town reservoirs to the properties. Refer to Overall Plan in Appendix 2.



Special Rate - Mareeba Benefited Area

This special rate is levied on properties in the Mareeba Benefited Area to fund projects including but not limited to road, drainage, footpath construction and repair, beautification works, promotional activities, economic and tourism development, street furniture and decorations. Refer to Overall Plan in Appendix 3.

Category	Rate in Dollar of Valuation
Mareeba Benefited Area 1	\$0.00267
Mareeba Benefited Area 2	\$0.00183
Mareeba Benefited Area 3	\$0.00075

Special Charge - Extractive Industry Road Contribution

This special charge is levied on all land used for extractive industry properties to fund road construction and repair; and drainage construction and repair within the Shire, excluding:

- Properties that have an extractive infrastructure agreement with Council; or
- Neighbouring properties with the same ratepayer and only one extractive industry operation being run from these properties in total.

Refer to Overall Plan in Appendix 4.

Category	Criteria	Charge
ERC1	Where the quantity of material being extracted &/or screened is up to a maximum of 5,000 tonnes per annum.	\$1,599.50
ERC2	Where the quantity of material being extracted &/or screened is between 5,001 tonnes and 20,000 tonnes per annum.	\$4,797.50
ERC3	Where the quantity of material being extracted &/or screened is between 20,001 tonnes and 40,000 tonnes per annum.	\$9,590.50
ERC4	Where the quantity of material being extracted &/or screened is between 40,001 tonnes and 60,000 tonnes per annum.	\$15,985.50
ERC5	Where the quantity of material being extracted &/or screened is between 60,001 tonnes and 100,000 tonnes per annum.	\$25,576.00
ERC6	Where the quantity of material being extracted &/or screened is greater than 100,000 tonnes per annum.	\$31,969.00

Special Charge - Volunteer Rural Fire Brigade Levy

The levying of special charges for volunteer rural fire brigade services for the following volunteer brigade areas, in accordance with section 94 of the *Local Government Regulation 2012 (Qld)* and section 152ZD of the *Fire Services Act 1990*, are:

Volunteer Brigade Areas	Annual Charge	Volunteer Brigade Areas	Annual Charge	Volunteer Brigade Areas	Annual Charge
Davies Creek	\$30.00	Kuranda Myola	\$40.00	Springmount	\$60.00
Hodzic Road	\$40.00	Mount Molloy	\$20.00	Walkamin	\$30.00
Irvinebank	\$40.00	Mutchilba	\$70.00	Walsh River	\$50.00
Julatten	\$20.00	Paddy's Green	\$50.00	Watsonville	\$40.00
Koah Road	\$20.00	Speewah	\$20.00	Wolfram Road	\$30.00



These charges are provided to assist volunteer brigades to meet their costs of purchasing and maintaining equipment. A property owner shall not be required to pay more than one levy in each Volunteer Brigade area. Refer to Overall Plan in Appendix 5.

Separate Charges

Local State Emergency Services Levy (Local SES Levy)

Council will levy a separate charge of \$3.80 per property for the 2025/26 financial year, in accordance with section 94 of the *Local Government Act 2009 (Qld)* and section 103 of the *Local Government Regulation 2012 (Qld)*. This charge will apply equally on all rateable properties within the Mareeba Shire.

The separate charge will be called know as the Local State Emergency Services Levy (abbreviated to Local SES Levy) and will fund the general operations and maintenance of Local State Emergency Service Groups throughout the Mareeba Shire.

State Government Emergency Management Levy (EML)

This is a compulsory charge that Council is required to collect on behalf of the State of Queensland, in accordance with the *Fire Services Act 1990* and *Fire Services Regulation 2011*.

Utility Charges

Utility charges are made and levied for the supply of sewerage, water and waste management services. These charges apply to all land within a Service Area, regardless of whether or not the land is vacant, occupied, or rateable land. A Service Area refers to regions within the Mareeba Shire where services such as waste management, water and sewerage have been declared as being able to be supplied to customers (see maps in this document which identifies the properties in the Service Areas).

Council follows a user-pays policy for setting utility charges for water, sewerage and waste management, whereby the full cost of providing these services is borne by the users.

In accordance with section 94 of the *Local Government Act 2009 (Qld)* and section 99 of the *Local Government Regulation 2012 (Qld)* Council has resolved to raise and levy the following utility charges: -

Sewerage Utility Charges

Sewerage utility charges are levied in respect of all land where Council deems that sewerage reticulation can be provided to such land to cover the costs of operation, maintenance and capital expenditure associated with the sewerage system. Sewerage utility charges for land where Council deems that sewerage reticulation can be provided are to be levied irrespective of whether the land is vacant or occupied, and whether or not it is rateable land.

For newly subdivided vacant land, sewerage utility charges will be levied proportionally for the unexpired part of the year, from the date the plan of subdivision is registered at the Department of Resources or from the date of sewerage connection to the respective parcel of land, which ever date is the earlier.

In respect of improvements erected during the year, sewerage charges shall be levied proportionally for the unexpired part of the year from the date Council determines the improvement is ready for occupation.

In circumstances where dwellings are built over the boundary line of two or more parcels and the ratepayer proves that this is the case, Council shall levy one sewerage access charge as if it were one parcel. In the situation that Council is currently charging one access charge for two parcels with a dwelling built over the boundary line, there will be no need for the ratepayer to provide further proof.



For those properties that share both residential and non-residential structures, the premises shall be considered mixed use premises attracting both unit and charge per unit factors for each type of structure.

The following sewerage charges will be levied on properties within the Mareeba Shire Council local government sewerage Service Area. Properties in the defined sewerage Service Areas for the Mareeba, Kuranda and Myola areas are charged sewerage charges to fund sewage transportation and treatment costs including maintenance and provision for upgrades and replacement of the sewerage infrastructure. The charges are set to reflect the cost of the provision of sewerage services to each town and a unit base applies, the units are based on sewerage consumption equivalence factors for various land uses. The charges are levied on a per unit basis as determined by Council.

RESIDENTIAL AND VACANT/UNCONNECTED SEWERAGE CHARGES

Type	Basis	Units	Charge
Vacant / Unconnected Land	per parcel	1	\$877.50
Single Unit Dwelling (including attached granny flat) / Outbuilding with Amenities	per parcel	1	\$1,075.50
Multiple Dwelling (including detached granny flat)	each dwelling / unit / flat	1	\$1,075.50

NON-RESIDENTIAL SEWERAGE CHARGES MAREEBA

Charge per pedestal or per urinal (i.e. per unit) within sewerage Service Area capable of being sewered - \$1,075.50 per pedestal/urinal.

Properties identified as a Community Group classified as Type B under the Rate Rebate and Remission Policy will be charged \$1,075.50 for the first pedestal and the second and subsequent pedestals and urinals will be charged as per the table below.

Type	Units	Charge
Accommodation		
Motel (per room)	0.80	\$860.40
Boarding, Lodging, Hostels (per 4 beds)	0.80	\$860.40
Caravan Park	0.80	\$860.40
Other		
Garden Settlement	0.60	\$645.30
Church/Mosque	0.60	\$645.30
Rodeo Complex - Kerribee Park	0.50	\$537.75
Community Groups classified as Type B under the Rate Rebate and Remission Policy	0.20	\$215.10

NON-RESIDENTIAL SEWERAGE CHARGES – KURANDA AND MYOLA

Charge - \$358.50 per unit.

Type	Units	Charge
Accommodation		
Accommodation (per room)	1.5	\$537.75



REVENUE STATEMENT

Type	Units	Charge
Community Services / Facilities		
Church and Other Religious Halls (including the Masonic Temple)	3	\$1,075.50
Community Facilities, Public Halls (Non-Specific) / Community Organisations	3	\$1,075.50
Not-for-Profit Premises	3	\$1,075.50
Public Library	6	\$2,151.00
Kuranda Community Precinct	9	\$3,226.50
Kuranda Amphitheatre with Public Toilets	9	\$3,226.50
Public Swimming Pool	12	\$4,302.00
Education / Kindergarten / Child Care		
Kindergarten	8	\$2,868.00
Private School	63	\$22,585.50
Prep to Year 12 State School	168	\$60,228.00
Government		
Council Depots and Offices, Telephone Exchange	3	\$1,075.50
Emergency Services - Fire	3	\$1,075.50
Council run Visitor Information Centre with Public Toilets	12	\$4,302.00
Emergency Services - Police	15	\$5,377.50
Businesses / Other		
Food Establishments		
- Small (takeaway or seating for less than 15 persons)	6	\$2,151.00
- Medium (seating for approximately 15 to 25 persons)	9	\$3,226.50
- Large (seating for more than 25 persons)	18	\$6,453.00
Other Business Premises/Operations (per unit/shop front)	3	\$1,075.50
Other Industrial Premises or Units	3	\$1,075.50
Large Retail Shops / Supermarkets	6	\$2,151.00
Service Station (fuel)	12	\$4,302.00
Laundromat	15	\$5,377.50
Hotel	60	\$21,510.00
Major Tourist Attractions		
Butterfly Sanctuary Breeding Plant, Venom Zoo	3	\$1,075.50
Theatre	6	\$2,151.00
Birdworld, Koala Gardens, Market Stalls	12	\$4,302.00
Butterfly Sanctuary	27	\$9,679.50
Tourist Transport Hub - Skyrail/Railway Stations	60	\$21,510.00



Waste Management Utility Charges

Waste Management Utility Charges contribute towards the cost of constructing, maintaining and operating landfills and refuse services. The purpose of these charges is to provide for the installation and maintenance and rehabilitation of transfer stations, waste facilities, sanitary depots, street bin cleansing, kerbside waste collections and other waste services in the local government area.

The Queensland Government has committed to ensuring the waste levy has no direct impact to households. To achieve this, Mareeba Shire Council will receive annual payments to offset the costs of the waste levy associated with residential waste.

Further information on the waste levy can be found on Council's website.

Council will levy waste management utility charges as follows for: -

- **Wheelie Bin Charge** - \$362.00 per wheelie bin service – for supplying waste collection services to premises within the waste Service Area for the financial year; and
- **Waste Facilities Charge** - \$200.50 per assessable property – being the provision of a contribution towards the operating and managing refuse transfer stations and landfills within the Shire.

WASTE COLLECTION CHARGE (WHEELIE BIN)

Waste Collection Utility Charges for land or structures where Council deems that a service will be supplied for each residence, flat, strata title unit, will be charged per wheelie bin service whether or not a service is rendered.

The service will be supplied to premises in the waste Service Area which is defined as an area in which Council or Council's contractors provide a solid waste collection service. Waste services for non-residential properties within Mareeba Shire Council are not provided.

In respect of improvements erected during the year, waste collection utility charges shall be levied proportionally for the unexpired part of the year from the date council determines the improvement is ready for occupation.

For users, the charge will be for a weekly collection of one (1) wheelie bin. The proceeds from the charge will fund the operation of the collection service, transport management and costs of disposal of refuse collected.

WASTE FACILITIES CHARGE

A utility charge for refuse transfer stations and landfills, to be known as the "Waste Facilities Charge" will be levied on all assessable properties within the boundaries of the Waste Facilities Charge Area as defined in Map 29. This charge will not be levied on assessable properties included within Map 29 that are categorised as differential rating category E1, E2, E3, E4, G1 or G2 as well as Lot A AP 17353 and Lot 10 AP 6995, with the exception of the below listed properties (which Council considers have reasonable access to the waste facilities funded by this utility charge):

- Lot 1 ML4798
- Lot 1 ML4919
- Lot 1 ML4867

The purpose of this charge is to provide a contribution to the operation, management and environmental compliance of refuse transfer stations and landfills in the Shire including waste education. Council is of the opinion that all assessable properties that fall within the assessable area will benefit from the provision of these solid waste facilities and services.



The budgeted cost of managing and operating the refuse transfer stations and landfills is not fully funded by this utility charge. Further funding will be provided by other charges and revenue generated at the refuse transfer stations.

Water Utility Charges

Water utility charges are levied for land where Council deems that water can be supplied from the reticulated system and are to be levied irrespective of whether the land is vacant or occupied, and whether or not it is rateable land.

Council will levy utility charges for supplying water services on a two-part tariff system comprising of:

- **Fixed Access Charge** - to cover Council's fixed costs in supplying water to the Water Service Areas (i.e. the costs which do not vary with the amount of water reticulated including interest and redemption charges incurred by Council) and taking into account asset upgrades, replacements and provision of future needs of the water infrastructure; and
- **Water Usage Charge** - for each kilolitre of water consumed, to cover Council's variable costs of operating, maintaining and managing the water supply system.

Council believes that it is equitable for all users and potential users to contribute to the costs of the water supply system by way of an access charge and consumption charge. The consumption charge for water consumed conforms to the "user pays" principle.

The Two-Tier Tariff Water Charges will be levied during the 2025/26 financial year on properties located in the water Service Areas within the Shire.

In circumstances where dwellings are built over the boundary line of two or more parcels and the ratepayer proves that this is the case, Council shall levy one water access charge as if it were one parcel. In the situation that Council is currently charging one access charge for two parcels with a dwelling built over the boundary line, there will be no need for the ratepayer to provide further proof.

In respect of improvements erected during the year, water charges shall be levied proportionally for the unexpired part of the year from the date council determines the improvement is ready for occupation. The tiered water usage charging system provides an incentive for water conservation.

In respect of newly subdivided vacant land, water utility charges shall be levied proportionally for the unexpired part of the year from the date the plan of subdivision is lodged at the Titles Office or from the date of water connection to the respective parcel of land, whichever date is the earlier.

FIXED ACCESS CHARGE

An access charge to cover Council's fixed costs in supplying water to the Water Service Areas (i.e. the costs which do not vary with the amount of water reticulated including interest and redemption charges incurred by Council); taking into account asset upgrades and replacements and provision for future needs of the water infrastructure.

For the purposes of levying the Fixed Access Charge, each property will be assessed on the basis of location and whether it is used for residential, non-residential or industrial purposes. Large commercial or industrial users are defined as those properties specifically identified as being high water consumers.

The Fixed Access Charge is also applied to each separate parcel of vacant land within the water Service Areas that is not connected to the Council's reticulated water supply system. Where a property is levied Multiple Fixed Access Charges, the first-tier limit shall increase proportionately.

Water Access charge per parcel of land or per improvement, whichever is the greater is as follows:



REVENUE STATEMENT

Classification	Treated Water Access Charge	Non-Potable Water Access Charge	Other Untreated Water Access Charge
Vacant Land	\$872.50	\$802.50	\$717.00
Residential	\$872.50	\$802.50	\$717.00
Non-residential / Mixed-use structures / Metered Common Properties	\$872.50	\$802.50	\$717.00
Industrial	\$7,769.50	N/A	N/A

A residential access charge will be levied on each parcel of land or each dwelling, whichever is the greater in number. A non-residential access charge will be levied on each parcel of land used for business purposes or each business, whichever is the greater in number.

For those properties that share both residential and non-residential structures, the premises shall be considered mixed use premises attracting both residential, and non-residential or non-standard access charges for each type of structure.

Non-Standard Fixed Water Access Charges (including Mixed-Use Structures) will apply as follows:

Classification	Charge Basis	Access Charge
Flats and/or Units	For every unit / flat	1 Residential Access Charge
Motels or Self-contained Hotel Rooms	For every 3 rooms	1 Non-Residential Access Charge
Hotel Rooms & Boarding Houses (shared ablution block)	For every 4 rooms	1 Non-Residential Access Charge
Church/Mosque	per parcel of land	1 Non-Residential Access Charge
Schools and Pre-schools	per parcel of land	1 Non-Residential Access Charge
Childcare and Kindergarten	per parcel of land	1 Non-Residential Access Charge
Vacant land in Village Zone	per parcel of land	1 Non-Residential Access Charge
Residential House with detached unit	per dwelling and per unit	1 Residential Access Charge per dwelling & 1 Residential Access Charge per Unit
Shop or Stall or Business	per shop / stall / business	1 Non-Residential Access Charge

WATER USAGE CHARGE

A water usage or consumption charge which covers the variable costs of supplying water to consumers (e.g. wages, chemicals, electricity, maintenance). These charges will be applied on a two-tiered basis. The areas of Mareeba, Dimbulah, Chillagoe, Kuranda and Mount Molloy will be on a two-tier system.

Consumption of water that exceeds the quantity in Tier 1 will be subject to charges on Tier 2. Water consumption charges are based on meter readings conducted twice a year, around July 2025 and January 2026.

In accordance with section 102(2) of the *Local Government Regulation 2012*, Council has made the decision that a meter is taken to have been read during the period that starts 2 weeks before, and ends 2 weeks after, the day on which the meter is actually read.

For the purpose of water usage charges, these will be calculated based on when the water was consumed:



REVENUE STATEMENT

- Water consumed from 1 January 2025 to 30 June 2025 will be charged at the rates applicable to 2024/2025 financial year (read in July 2025); and
- Water consumed from 1 July 2025 to 31 December 2025 will be charged at the rates applicable to 2025/2026 financial year (read in January 2026); and
- Water consumed from 1 January 2026 to 30 June 2026 will be charged at the rates applicable to 2025/2026 financial year (read in July 2026).

Water Usage Charge per Kilolitre:

Classification	Treated Water	Non-Potable Water	Other Untreated Water
Tier Limits			
First Tier Limit	0-550	0-550	0-3000
Second Tier Limit	>550	>550	>3000
2024/25 Usage Charge			
First Tier Charge	\$0.8495	\$0.4897	\$0.1252
Second Tier Charge	\$1.7181	\$1.6040	\$0.5402
2025/26 Usage Charge			
First Tier Charge	0.8750	0.5044	0.1290
Second Tier Charge	1.7696	1.6521	0.5564

Council may estimate the water usage for the current consumption period using all reasonable information available to Council and adjust the water consumption accordingly, particularly when water is not measured by the water meter or meter readings are unable to be obtained due to:

- Inability to locate water meter; or
- Inability to access water meter; or
- Water meter appears to be faulty (for example the occupied property has no water consumption, or it is obvious that the water meter is faulty).

The estimate will be based on the following:

- An average of the water consumption over a period of time; or
- An average of the water consumption for the duration of the high-water usage shown on the Automated Meter Reading (AMR); or
- If an average cannot be calculated, a proportion of the annual median usage for the service area, set out in the table below will be calculated and charged at the set charge per kilolitre for the corresponding billing period.

Service Area	Residential	Non-Residential
Chillagoe	252 kL	464 kL
Dimbulah	332 kL	310 kL
Kuranda	188 kL	262 kL
Mareeba	338 kL	216 kL
Mount Molloy	282 kL	196 kL



Trade Waste Utility Charges

Trade waste utility charges will be levied in respect to all commercial and industrial generators discharging trade waste into Council's wastewater system in accordance with the *Water Supply (Safety and Reliability) Act 2008*, located in the Sewerage Service Area. These charges cover the costs of annual inspections, investigations, compliance checks and providing advice and education to trade waste generators and property owners.

An annual fixed charge, which is determined by the applicable category, will be applied to each property. The charge is to recover costs associated with the management of the trade waste service including:

- Conducting site inspections, investigations and compliance checks;
- Ensuring appropriate pre-treatment devices are installed and maintained; and
- Providing advice and education to trade waste generators and property owners.

A technical and commercial risk assessment of trade waste impacts on Council's sewerage infrastructure forms the basis for categorising commercial trade waste customers and applying the relevant trade waste charges. In accordance with Council's Trade Waste Policy and Trade Waste Plan, Council will categorise trade waste customers based on their demand on the sewerage infrastructure, thereby improving the equitability of trade waste charges for this service. The categorisation and compliance requirements for each customer are consistently applied to:

- Clearly identify activities that are commercial in nature (Category 1 and 2) to delineate customers whose activities require additional management through an individual contract for Category 3, 4, or industrial customers; and
- Differentiate customers and target Council's resources towards the higher risk customers where the potential benefits to the customer and Council are the greatest.

Approved trade waste connections are allocated to the following five (5) categories in accordance with Council's Trade Waste Policy and Trade Waste Plan:

Trade Waste Category	Description	Annual Fixed Charge
Category 1	Low Risk	\$0.00
Category 2	Low - Medium Risk	\$227.50
Category 3	Medium Risk	\$454.00
Category 4	High Risk	\$682.00
Industry*	Significant Risk	\$11,362.00

* In situations where Industry have Council approval to discharge to the sewer the trade waste charge as above will apply.

In relation to the industry annual fixed base charge, consideration will be given for hardship concessions on a case-by-case basis.

For new connections, charges will be applicable on a pro rata basis for the first billing period. Council may issue supplementary rates notices for trade waste charges at any point during a financial year.

Other Fees and Charges

Council's adopted fees and charges include a mixture of cost recovery and commercial user-pays fees. The cost-recovery (regulatory) charges are identified as such in Council's fees and charges schedule and have been determined with reference to the relevant legislation and where appropriate recover the cost of performing the function or service. Full details of fees and charges adopted by Council are available in the Council's fees and charges register on council's website.



Criteria for Fixing of Cost Recovery Fees

Cost-recovery fees are fixed pursuant to section 97 of the *Local Government Act 2009 (Qld)* and must not exceed the cost of providing the service for which the fee has been fixed. Such fees are therefore broadly based on the user pays principle, except where Council, at its discretion, decides to subsidise any fee or charge as a community service obligation. The following factors are considered when fixing cost-recovery fees:

- The nature of the service provided by the Council and in respect of which the fee has been fixed e.g. issuing an approval, consent, licence, registration or other authority, giving information kept under a Local Government Act, seizing property or animals under a Local Government Act; or performance of a function imposed on the Council under the *Building Act 1975* or *Plumbing and Drainage Act 2018*.
- The amount of direct costs such as labour, plant and materials involved in the provision of the specific service for which the fee has been fixed e.g. the cost of labour and vehicle hire for annual inspection and licensing of food premises or the cost of stationery or electronic media for distribution of copies of Local Laws, Minutes, Budgets, Annual Financial Statements etc.
- The amount of general Council overheads consumed in the provision of the service for which the fee has been fixed e.g. office accommodation, electricity, IT facilities.
- The hours during which the service is performed e.g. the seizure of animals outside of normal work hours (at night or on weekends).
- Whether the provision of the service involves the supply of an item e.g. a dog registration tag or dangerous dog collar, or the provision of sustenance e.g. feeding of impounded animals.

Fees and Cost-recovery charges will be reviewed annually having regard to the criteria for fixing of cost-recovery charges specified elsewhere herein.

Commercial Charges

Commercial charges are for the provision of Council services or use of Council facilities e.g. Transfer Station Waste Disposal Fees and Hire of Public Halls.

Application of Code of Competitive Conduct - Council Business Activities

Where an activity has been nominated as compliant with the code of competitive conduct, the principles of full cost pricing have been applied. These activities include Waste Management, Water, Wastewater, Laboratory and Building Services.

Other Revenue

Developer Contributions/Infrastructure Charges

Contributions paid by developers towards the cost of providing services to their particular development or local area e.g. roadworks; parks and gardens; water supply and sewerage.

Grants and Subsidies

Grants and subsidies paid by other levels of government towards Council's general operational costs e.g. Financial Assistance Grant, or for Specific Capital Projects.

Loans

Borrowings by the Council to fund specific Council projects e.g. water supply and sewerage infrastructure.



Interest on Investment

Interest received from the investment of Council funds.

Time and Manner of Payment of Rates and Charges

All Rates and Charges are payable during specified opening hours at each of Council's Offices located at 65 Rankin Street, Mareeba; or 18-22 Arara Street, Kuranda.

Payments may also be made electronically using BPay, Post BillPay and FlexiPay.

Time within which Rates and Charges must be Paid

All rates and charges must be paid by the due date shown on the rate notice, which is at least thirty (30) days after the day the rate notice is issued.

Issue of Rate Notices

In accordance with the provisions of section 107 of the *Local Government Regulation 2012 (Qld)*, Council has determined that rates and charges will be levied in two (2) instalments covering the periods 1 July 2025 to 31 December 2025 and 1 January 2026 to 30 June 2026.

Supplementary rates notices will be issued monthly as needed when changes affecting property rates and charges are brought to Council's attention. Examples include reconfigurations, valuation amendments, additional services and change of ownership.

If a change results in a supplementary rate notice with a net payable amount of \$50 or less, Council will not issue the notice to the ratepayer. However, Council will always issue credit adjustments regardless of the amount.

Discount on Rates and Utility Charges for Prompt Payment

A discount of 10% per annum of differential general rates only shall be allowed, provided that all current and outstanding rates and charges (excluding all outstanding adopted infrastructure charges) are paid in full and received by Council by the due date of the rate notice.

Discount may be allowed on payments made after the due date if full payment of the overdue rates and charges have been made or will be made within the period specified by Council AND the applicant provides proof of any of the following:

- Illness involving hospitalisation and/or incapacitation of the ratepayer at or around the time of the rates being due for discount; 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 time of the rates being due for discount.

Council must be satisfied that the event was the cause of the applicant's failure to make full payment by the due date.

In addition to the allowance of discount on payments received on or before the last day of the discount period, discount will be allowed if the amount stated on the rate notice is paid under the following circumstances:

- When the rates are paid directly into Australia Post, BPay or other payment agent, on or before the last day of the discount period and proof of payment by the due date is provided by the ratepayer and confirmed by the payment file received by Council; or



- Where a ratepayer has paid the rates prior to the last day of the discount period but has short paid by less than \$10.00, the ratepayer will still be entitled to the discount; or
- Where there is an apparent accidental short payment of \$10.00 or more of the amount due (i.e. transposition error or miscalculation of net amount due arising from the payment of multiple rates notices at one time) which has been paid on or before the last day of the discount period, then discount will be allowed provided the balance is paid within five (5) business days of being advised of the shortfall.

Discount will not be allowed if the payment is dishonoured by the bank unless the rates are paid and received in full by Council by an alternative means on or before the due date.

Discount will not be allowed where a rate or charge has been purposely excluded from the payment.

Interest on Overdue Rates and Charges

In accordance with section 133 of the *Local Government Regulation 2012 (Qld)* and for the 12 months ending 30 June 2026:

1. Council will charge interest of 12.12% per annum on overdue rates from the day which is 21 days after the day on which they become overdue; and
2. Council will charge interest in accordance with point 1 above, where a ratepayer has an approved arrangement with Council or Council's Debt Recovery Agent to pay outstanding rates and charges with arrears.

Exceptions to Interest Charges in point 1 and 2 above:

- No interest will be charged if a ratepayer has an approved arrangement with Council to clear current rates and charges without arrears under Council's Debt Recovery Policy. This exemption applies when payments result in the complete settlement of overdue rates and charges prior to the end of the current rating period (30 June or 31 December).

Refunds of Rates and Charges Payments

Council will only refund payments of rates and charges if the property has a credit balance. A rates refund processing fee will apply, this fee will be deducted from the credit amount requested. There will be no refunds of payments if the property has a debit balance.

Any Council errors/mistakes in levying rates or charges, with the exception of special rates and charges, will only be back dated for the current financial year with a supplementary rate notice.

Collection of Outstanding Rates and Charges

Council requires payment of rates and charges within the specified period, and it is Council's policy to pursue the collection of outstanding rates and charges diligently but with due concern for the financial hardship faced by some members of the community.

To facilitate this, Council has established administrative processes allowing for periodic payments of rates and charges. Various options, including legal action, are available for debt recovery, as outlined in Council's Debt Recovery Policy.

Payment in Advance

Council accepts payments in advance. Interest is not payable on any credit balances held. Rates discount will apply if the entire account has been paid in full by the discount due date.



Payment of Rates by Periodic Payments

Where, by reason of economic hardship, a ratepayer is unable to pay rates and charges due within the prescribed payment period, Council may, in lieu of resorting to legal action for recovery of these rates or charges, enter into an arrangement with the ratepayer concerned for payment of the rates and charges by periodic payments. These payments, which may be weekly, fortnightly, or monthly, must be structured to clear the account within the half-year period of issue, either by 31 December or 30 June within the financial year. Discount is not allowable where such arrangements have been entered into.

Rebates and Concessions on Rates and Charges

Council Pensioner Remission

Council grants a remission of thirty percent (30%) of the differential general rates (excluding interest and other charges), up to a maximum of \$240.00 per year, to eligible pensioners who own and reside on their property within the Mareeba Shire. This remission is subject to conditions outlined in Council's Rate Rebates and Remission Policy and the Pension Remission Application Form.

State Government Pensioner Remission

In addition to the remission allowed by Council, the State Government Scheme for Subsidisation of Rates and Charges payable to Local Authorities by Approved Pensioners is administered by the Council and under this scheme a further 20% remission is allowed to approved pensioners up to a maximum of \$200.00 per annum on rates and charges plus an additional 20% subsidy on the State Emergency Management levy.

Rate and Charge Remission Not-for-Profit

Council will grant a remission to Council approved not-for-profit community, recreation and sporting groups based on the level of commerciality of the group in accordance with Council's conditions as set out in the Rate Rebates and Remission Policy.

Type A Community Groups

Council grants a 100% rate remission on all general rates and a 100% charge remission on Utility Charges (sewerage, waste collection, waste management and water access charges), Volunteer Rural Fire Levy and local SES Levy only, to Council approved Type A Community Groups who own or lease a property within the Mareeba Shire, excluding vacant land. This remission is subject to the conditions set out in the Rate Rebates and Remission Policy.

Type B Community Groups

Council grants a 50% rate remission, up to a maximum of \$1,000.00 on all general rates and a 20% charge remission, up to a maximum of \$200.00 on Utility Charges (sewerage, waste collection, waste management and water access charges), Volunteer Rural Fire Brigade Levy and local SES Levy only to Council approved Type B Community Groups who own or lease a property within the Mareeba Shire, excluding vacant land. This remission is subject to the conditions as set out in the Rate Rebates and Remission Policy.

Water Consumption Charge Remission

Council grants a water consumption charge remission for eligible community groups if the water consumption exceeds \$100 per annum. The remission for groups is as follows:

- Group 1 is 35% up to a maximum of \$2,000 per water access type (i.e. treated, untreated);
- Group 2 is 35% up to a maximum of \$1,000 per water access type (i.e. treated, untreated);
- Group 3 is 35% up to a maximum of \$500 per water access type (i.e. treated, untreated).



Eligibility for these remissions is subject to the conditions as outlined in the Rate Rebates and Remission Policy.

Water and Waste Service Concession for Home Renal Dialysis

Mareeba Shire Council provides financial assistance to the property owner to offset water usage costs for the use of Home Renal Dialysis Equipment and allows for the provision of an additional waste bin service for the excess waste generated by renal patients, as detailed in the Water and Waste Concession for Home Renal Dialysis Policy.

Council will grant the following remissions to eligible residents required to operate a home renal dialysis machine in their principal place of residence, in accordance with the Water and Waste Concession for Home Renal Dialysis Policy:

- a remission on water usage charges for 7.5 kilolitres of water consumed per billing period for patients using a low volume dialysis machine, or 96 kilolitres of water consumed per billing period for patients using a conventional high-volume dialysis machine; and
- a remission of the cost of providing one additional wheelie bin waste collection service for the excess waste generated by patients undergoing home renal dialysis treatment.

Other Remission and Deferrals

Requests for other remissions or rate deferrals will be evaluated on a case-by-case basis.



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Appendixes



Appendix 1 - Special Charge: Irvinebank Reservoir Water Supply Benefited Area

The overall plan for the Irvinebank Reservoir Water Supply Benefited Area Special Charge is as follows:

1. The service, facility or activity funded by the special charge is the maintenance and operation of water supply equipment/infrastructure that delivers water from the Ibis Dam to the Irvinebank town reservoirs.
2. The rateable land to which the special charge is applied is as defined on Map 1 - titled "Irvinebank Water Benefited Area".
3. Council considers that the rateable land described above derives a special benefit from the service, facility and activity funded by the special charge.
4. The estimated cost of carrying out the overall plan is \$268,191.00.
5. The estimated time for carrying out the overall plan is one year, concluding on 30 June 2026.

Council will levy the Irvinebank Reservoir Water Supply Benefited Area Special Charge in the amount of \$453.00 per property.



Appendix 2 - Special Charge: Irvinebank Township Water Supply Benefited Area

The overall plan for the Irvinebank Township Water Supply Benefited Area Special Charge is as follows:

1. The service, facility or activity funded by the special charge is the maintenance and operation of water supply equipment/infrastructure that delivers water from the Irvinebank town reservoirs to the properties connected to Irvinebank reticulated water supply system.
2. The rateable land to which the special charge is applied is as defined on Map 1 - "Irvinebank Water Benefited Area".
3. Council considers that the rateable land described above derives a special benefit from the service, facility and activity funded by the special charge.
4. The estimated cost of carrying out the overall plan is \$3,050.00.
5. The estimated time for carrying out the overall plan is one year, concluding on 30 June 2026.

Council will levy the Irvinebank Township Water Supply Benefited Area Special Charge in the amount of \$50.00 per property.



Appendix 3 - Special Rate: Mareeba Benefited Area

The overall plan for the Mareeba Benefited Area Special Rate is as follows: -

1. The service, facility or activity funded by the special rate is the undertaking of one or more of the following, but not limited to:
 - footpath construction and repair
 - roads construction and repair
 - drainage construction and repair
 - adequate car parking
 - beautification works
 - promotional activities
 - installation of street furniture and street decorations
 - economic and tourism development activities.
2. The rateable land to which the special rate is applied is all commercial land within the Mareeba locality that are categorised (pursuant to Council's differential general rating categories) as categories C, D, H, Q or R excluding vacant land, defined on Map 2 - "Mareeba Benefited Areas 1 & 2 and Map 3 - "Mareeba Benefited Area 3".
3. Council considers that the rateable land described above derives a special benefit from the service, facility and activity funded by the special rate to different extents based on their locality.
4. The estimated cost of carrying out the overall plan is \$135,879.00.
5. The estimated time for carrying out the overall plan is one year, concluding on 30 June 2026.

Council will levy the Mareeba Benefited Area Special Rate as follows:

Category	Description	Rate
MBA1	Areas coloured in pink on the Benefited Area Map 2.	\$0.00267 per dollar of valuation
MBA2	Areas coloured in blue on the Benefited Area Map 2.	\$0.00183 per dollar of valuation
MBA3	Areas coloured in orange on the Benefited Area Map 3.	\$0.00075 per dollar of valuation



Appendix 4 - Special Charge: Extractive Industry Road Contribution

The overall plan for the Extractive Industry Road Contribution Special Charge is as follows: -

1. The service, facility or activity funded by the special charge is the undertaking of road construction and repair, and drainage construction and repair to roads impacted by extractive industry operations within the Shire.
2. The rateable land to which the special charge is applied is all extractive industry operations within the Shire that are categorised (pursuant to Council's differential general rating categories) as categories I1, I2, or I3, excluding:
 - Properties that have an extractive infrastructure agreement with Council; or
 - Neighbouring properties with the same ratepayer and only one extractive industry operation in total is being operated from these properties.
3. Council considers that the rateable land to be levied with the special charge described above is used in a way that specifically contributes to the need for the service, facility and activity funded by this special charge at differential levels, reflecting the degree to which the land or its occupier is considered to contribute to that need.
4. The estimated cost of carrying out the overall plan is \$150,260.00.
5. The estimated time for carrying out the overall plan is one year, concluding on 30 June 2026.

Council will levy the Extractive Industry Road Contribution Special Charge as follows: -

Category	Criteria	Charge
ERC1	Where the quantity of material being extracted &/or screened is up to a maximum of 5,000 tonnes per annum.	\$1,599.50
ERC2	Where the quantity of material being extracted &/or screened is between 5,001 tonnes and 20,000 tonnes per annum.	\$4,797.50
ERC3	Where the quantity of material being extracted &/or screened is between 20,001 tonnes and 40,000 tonnes per annum.	\$9,590.50
ERC4	Where the quantity of material being extracted &/or screened is between 40,001 tonnes and 60,000 tonnes per annum.	\$15,985.50
ERC5	Where the quantity of material being extracted &/or screened is between 60,001 tonnes and 100,000 tonnes per annum.	\$25,576.00
ERC6	Where the quantity of material being extracted &/or screened is greater than 100,000 tonnes per annum.	\$31,969.00



Appendix 5 - Special Charge: Volunteer Rural Fire Brigade

The overall plan for the Volunteer Rural Fire Brigade Special Charge is as follows: -

1. The service, facility or activity funded by the special charge is the funding of the purchase and maintenance of equipment by the respective volunteer brigades to allow them to carry out their voluntary services for the benefit of the rateable land the subject of the special charge.
2. The rateable land to which the special charge is applied is each parcel of rateable land identified on the maps for the relevant Volunteer Brigade Services Areas in Map 36 to 50.
3. Council considers that the rateable land described above derives a special benefit from the service, facility and activity funded by the special charge at differential levels reflecting the degree to which the land or its occupier is considered to derive benefit.
4. The estimated cost of carrying out the overall plan is \$80,120.00.
5. The estimated time for carrying out the overall plan is one year, concluding on 30 June 2026.

Council will levy a special charge on all properties within the Volunteer Brigade Services Areas as per the following table: -

Volunteer Brigade Areas	Annual Charge	Volunteer Brigade Areas	Annual Charge
Davies Creek	\$30.00	Paddys Green	\$50.00
Hodzic Road	\$40.00	Speewah	\$20.00
Irvinebank	\$40.00	Springmount	\$60.00
Julatten	\$20.00	Walkamin	\$30.00
Koah Road	\$20.00	Walsh River	\$50.00
Kuranda Myola	\$40.00	Watsonville	\$40.00
Mount Molloy	\$20.00	Wolfram Road	\$30.00
Mutchilba	\$70.00		





Policies



Debt Policy

Policy Type	Council Policy	Version:	1.0
Responsible Officer	Manager Finance	Date Approved:	16 July 2025
Review Officer:	Director Corporate and Community Services	Review Due:	30 June 2026
Author:	Manager Finance	Commencement:	16 July 2025

Purpose

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

Policy Statement

The intent of this policy is to detail the principles upon which Council bases its decisions when considering the type of expenditure to be funded by borrowing for the financial years 2025/26 to 2034/35, the total current and projected borrowings and the ranges of periods over which they will be repaid.

Principles

Council will not use long-term debt to finance current operations.

Long term debt is only to be used for income producing assets or those assets that can be matched to a revenue stream. Consequently, repayments for the borrowings will be funded from the revenue streams generated by the asset acquisition in question. Consideration must also be given to the long-term financial forecast before planning new borrowings.

Council will utilise long-term borrowing only for capital improvement projects that cannot be financed from existing sources.

Capital projects are to only be undertaken after a thorough process of evaluation (including whole of life costing and risk assessment), prioritisation and review.

When Council finances capital projects through borrowings it will generally pay back the loans in a term not exceeding 20 years. However, in certain circumstances, particularly assets with long useful lives, borrowings may be for a longer period whereby repayments would match the income stream of the asset in question. Existing loans will be paid back within the fixed term provided for in the loan agreement.

Council will continue to ensure repayment schedules are well within Council's operating capability so as to ensure the Community is not burdened with unnecessary risk.

Projected Future Borrowing Predictions:

Year	Project	Term	Borrowings
2025/26	-	-	-
2026/27	-	-	-
2027/28	-	-	-
2028/29	-	-	-
2029/30	-	-	-
2030/31	Water Treatment Plant Upgrade	20	\$20M
2031/32	-	-	-
2032/33	-	-	-
2033/34	-	-	-



POLICIES

Year	Project	Term	Borrowings
2034/35	-	-	-

Level of Existing Debt - as at 30 June 2025, Mareeba Shire Council's outstanding balance is estimated to be \$6M.

Scope

This policy applies to all borrowings of the Council.

Related Documents and References

Section 192 of the *Local Government Regulation 2012(Qld)*

Local Government Act 2009 (Qld)

Statutory Bodies Financial Arrangements Act 1982

Review

It is the responsibility of the Director of Corporate and Community Services to monitor the adequacy of this policy and recommend appropriate changes. This policy will be formally reviewed every year or as required by Council.



Debt Recovery Policy

Policy Type	Council Policy	Version:	1.0
Responsible Officer	Manager Finance	Date Approved:	16 July 2025
Review Officer:	Director Corporate and Community Services	Review Due:	30 June 2026
Author:	Manager Finance	Commencement:	16 July 2025

Purpose

To establish a policy for the recovery of outstanding Rates and Charges and Sundry Debtors.

Policy Statement

The intent of this policy is to provide procedural direction to ensure prompt follow-up and timely collection of overdue Rates and Charges and other amounts owed to Council.

Principles

RATES AND CHARGES

Rates and charges are due and payable within thirty (30) days after the date of issue of the Rate Notice.

Recovery Action

- For those rates and charges that are overdue by seven (7) days or more after the due date for payment stated in the Rates Notice¹, a first reminder notice is to be generated and sent using the method chosen by the ratepayer for delivery of the Rates Notice (i.e. mail or email) for all properties with a debt of \$30 or greater, excluding:
 - those properties that are being monitored by Council's debt recovery agent; or
 - have a current approved arrangement to pay.
- The reminder notice will give a further fourteen (14) days to pay the outstanding amount or come to an alternative arrangement acceptable to Council.
- Should the ratepayer not make full payment or come to an acceptable alternative, the account will be referred to Council's collection agency (elected through quotation or tender).
- For those accounts where the ratepayer only has the current levy outstanding with no arrears and does not have an approved arrangement to pay with Council, the ratepayer will be issued a second reminder fourteen (14) days after the first reminder was issued.
- The second reminder notice will give a further fourteen (14) days to pay the outstanding amount or come to an alternative arrangement acceptable to Council.
- Should the ratepayer not make full payment or come to an acceptable alternative, the account will then be referred to Council's collection agency, for all outstanding balances greater than one hundred (\$100) dollars.
- Should a mining lease expire or be cancelled and that mining lease still have rates and charges outstanding, the ratepayer will be forwarded immediately to Council's debt collection agency provided they are not already registered with the debt collection agency.

¹See Local Government Regulation 2012 (Qld) s132.



Alternative Arrangements

- An arrangement to pay the overdue amount will be offered where payments are made on a regular periodic basis, of either weekly, fortnightly or monthly and on the condition that the maximum term of the arrangement clears the account within the half year period of issue, being 31 December or 30 June within the financial year.
- Upon agreement of an alternative arrangement, the ratepayer may receive from Council a letter informing them of the arrangement and the details of the payment plan.
- Should the payment plan not be met (without agreement from Council) then the payment plan is considered cancelled and full payment of the amount outstanding is due immediately and will result in:
 - the commencement of interest charges of 12.12% per annum on outstanding rates and charges; and
 - the account may be transferred to Council's collection agency for all outstanding balances greater than one hundred (\$100).
- If an arrangement to pay is made after the rate notice due date, interest may be charged on the rate balance for the period from the rate notice due date up to the date the arrangement is approved.
- Should more than one payment plan be forfeited (without agreement from Council), full payment of the amount outstanding is due immediately and no more payment plans will be accepted by Council while the applicant still owns the property.

Outstanding Water Consumption Charges

Section 169 of the *Water Supply (Safety and Reliability) Act 2008* allows for the installation of water flow restriction devices due to overdue rate or charge for the water service.

Initial Letter – Notice of Installation of Flow Restriction Device (Water Usage Only)

Council may issue an initial letter advising of the installation of a flow restriction device to limit water usage if the outstanding debt is:

- \$500 or more in water usage charges and owing to Council; and
- There are two or more consecutive unpaid rate notices; and
- There is no suitable arrangement to pay the outstanding rates and charges, or the payment arrangement has not been adhered to.

Notice of Reduction of Water Supply (Water Usage Only)

Council may issue a notice to the owner and resident of the property advising of the impending installation of a flow restriction device to limit water usage (in accordance with section 36 and 169 of the *Water Supply (Safety and Reliability) Act 2008*) if the outstanding debt is:

- \$500 or more in water usage charges owing to Council; and
- At least 14 days after the issue of the initial letter advising a flow restriction device may be installed; and
- There are two or more consecutive unpaid rate notices; and
- There is no suitable arrangement to pay the outstanding rates and charges, or the payment arrangement has not been adhered to.



Defaulting on payment arrangement

If the approved payment plan is not adhered to as scheduled, with missed or incomplete payments, it will be considered cancelled. As a result, a flow restriction device will be installed on the property, and no further payment plans will be permitted.

The device will only be removed once all outstanding rates and charges are paid in full.

Unable to Locate Ratepayer

Should Council and the debt collection agency be unable to locate the ratepayer and the ratepayer's file has been sent to the debt collection agency twice within a 12 month period, then Council should hold action until the property falls into the three (3) year period required to sell under the *Local Government Regulation 2012* (Qld)².

Legal Action

- A collection agent acting on behalf of Council will be empowered to attempt to recover the outstanding rates.
- Initially, letters of demand will be sent to outstanding ratepayers advising that Council has instructed their agency to collect the rates arrears and if payment is not made within the specified period, they will continue with legal action.
- For legal action to commence on an outstanding rates account, it must first be approved by the Manager Finance. Generally, legal accounts will only be commenced if the account is greater than \$500.
- Legal action will continue unless an acceptable payment plan is arranged or payment in full including all legal outlays is made.
- If judgement has been obtained, all payments made on outstanding rates accounts will first pay for any legal outlays prior to being applied to any outstanding rates.
- Legal action may take the form of a "Notice of Intention to Sue" or a direct "Summons" to the appropriate Court.
- Where Council is of the opinion that debt recovery through the Courts will not result in full payment of the amount outstanding, or Council has been notified that a receiver or manager has been appointed to manage the financial affairs of the ratepayer, Council may elect to wait for a rate to become overdue for three years and begin Sale of Land procedures in accordance with the *Local Government Regulation 2012* (Qld)³.

Delegations

The Council delegates to the Chief Executive Officer (CEO), the ability to negotiate longer payment terms with ratepayers if, in the CEO's estimation, payment causes undue hardship.

The following delegations are only to be used when administration adjustments and/or corrections are to be made; all other write offs of outstanding rates and charges are to be approved by Council.

² Ibid ss 140, 148.

³ Ibid ss 134-145.



Rates & Revenue Officer Delegation

The Chief Executive Officer (CEO) delegates to the Rates & Revenue Officer the ability to write off small amounts of outstanding rates and charges balances to the value of ten dollars (\$10). *Finance Manager Delegation*

The Chief Executive Officer delegates to the Finance Manager the ability to write off amounts of rates and charges, interest, lost discount and legal costs to the value of two thousand, five hundred dollars (\$2,500).

Director Corporate and Community Services

The Chief Executive Officer delegates to the Director Corporate and Community Services the ability to write off amounts of rates and charges, interest, lost discount and legal costs to the value of five thousand dollars (\$5,000).

Chief Executive Officer Delegation

The Council delegates to the CEO the ability to write off amounts of rates and charges, interest, lost discount and legal costs to the value of ten thousand dollars (\$10,000).

OTHER RECEIVABLES

Other receivables are those accounts receivable that are debts owed to the Council for performing works and services. These receivables do not include rates and charges or fines.

Recovery Action

- For those receivables that are outstanding thirty (30) days from date of issue, an overdue reminder is marked on the end of month statement (for all debts).
- For those receivables that are outstanding sixty (60) days from date of issue, a first demand letter is to be generated and sent for all debts greater than fifty (50) dollars.
- The first demand letter is a friendly reminder to encourage the customer to pay or make contact with Council by the end of the relevant month.
- For those accounts where the amount is still outstanding ninety (90) days after the first demand letter, a second and final demand letter shall be generated advising that there is fourteen (14) days to pay the outstanding balance or come to an alternative payment arrangement acceptable to Council.
- Failure to pay the final demand letter may mean the Council shall undertake legal recovery (for all debts greater than \$50).

Unable to Locate Debtor

Should Council and the debt collection agency be unable to locate the debtor and the file has been sent to the debt collection agency twice within a 12-month period, then the balance is to be written-off in accordance with the approved delegations.

Delegations

The Council delegates to the Chief Executive Officer (CEO), the ability to negotiate longer payment terms with the Sundry Debtor if, in the CEO's estimation, payment causes undue hardship.



The following delegations are only to be used when administration adjustments and/or corrections are to be made; all other write offs of outstanding amounts are to be approved by Council.

Rates & Revenue Officer Delegation

The Chief Executive Officer (CEO) delegates to the Rates & Revenue Officer the ability to write off small amounts of outstanding balances to the value of ten dollars (\$10).

Finance Manager Delegation

The Chief Executive Officer delegates to the Finance Manager the ability to write off amounts up to two thousand, five hundred dollars (\$2,500) for Other Receivables as a bad debt.

Director Corporate and Community Services

The Chief Executive Officer delegates to the Director Corporate and Community Services the ability to write off amounts up to five thousand dollars (\$5,000) for Other Receivables as a bad debt.

CEO Delegation

The Council delegates to the CEO the ability to write off amounts up to ten thousand dollars (\$10,000) for Other Receivables as a bad debt.

Scope

This policy applies to all ratepayers and other debtors of Mareeba Shire Council.

Related Documents and References

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

Water Supply (Safety and Reliability) Act 2008

Review

It is the responsibility of the Director Corporate and Community Services to monitor the adequacy of this policy and recommend appropriate changes. This policy will be formally reviewed annually or as required by Council.



Investment Policy

Policy Type	Council Policy	Version:	1.0
Responsible Officer	Manager Finance	Date Approved:	16 July 2025
Review Officer:	Director Corporate and Community Services	Review Due:	30 June 2026
Author:	Manager Finance	Commencement:	16 July 2025

Purpose

To provide Council with an investment policy within the statutory framework of all associated legislation.

Policy Statement

To outline Mareeba Shire Council's guidelines regarding the investment of surplus funds, with the objective of maximising earnings within approved risk guidelines, to ensure security of Council funds.

Principles

Authority

Mareeba Shire Council has been granted authority to exercise Category 1 investment power under Part 6 of the *Statutory Bodies Financial Arrangements Act 1982* and Schedule 2 Section 5 of the *Statutory Bodies Financial Arrangements Regulation 2007*.

All investments are to be made in accordance with:

Statutory Bodies Financial Arrangements Act 1982
Statutory Bodies Financial Arrangements Regulation 2007

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* (Qld), *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 Manager Finance and subject to regular reviews with the Director Corporate and Community Services and Chief Executive Officer.

Investment Objectives

Mareeba Shire 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. This can include investing in Community Banks even if the rate is not the highest, but within reason, because part of the Banks' profits go back into the community to support local projects, groups and organisations. If Community Banks have more than one branch within the Council Region, Council should give consideration to spread funds to all Branches to ensure benefits are gained across the whole community.

In priority, the order of investment activities shall be preservation of capital, liquidity, and return.



Authorised Investments

This policy entitles the following investments;

- Interest bearing deposits
- QTC Capital Guaranteed Cash Fund, debt offset facility, fixed rate deposit (up to 12 months and QTC Working Capital Facility)

Investment Guidelines

The following table shows the credit ratings and counterparty limits for Mareeba Shire Council:

Short Term Rating (Standard & Poor's) or equivalent	Individual Counterparty Limit	Maximum % of Total Investments
A1+	30%	80%
A1	15%	50%
A2 - Financial Institutions Only	10%	30%
A3 - financial Institutions Only	5%	10%
Unrated	Nil	Nil
QTC Pooled Cash Management Fund	100%	100%

A Financial Institution is defined as an authorised deposit-taking institution within the meaning of the *Banking Act 1959 (Cwlth)*, Section 5.

The Manager Finance may approve limits for unrated securities after being satisfied that adequate analysis has been performed to demonstrate above average credit quality.

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.

Investment in Financial Institutions within Local Communities

Investments in related financial institutions within local communities by the Mareeba Shire Council shall not exceed 10% of the total percentage of the market value of the portfolio.

Maturity

The maturity structure of the portfolio will reflect a maximum term to maturity of one year.

Liquidity Requirement

Given the nature of the funds invested, at least 20 per cent of the portfolio can be called at no cost or will mature within 0-7 days.

Credit Ratings

If any of the financial institutions' credit rating is downgraded or the credit rating is placed on a negative watch, Council will revise downwards its credit limits or divest the investment as soon as practicable.

Scope

This policy applies to the investment of all available funds held by Mareeba Shire Council.

Definitions



For the purpose of this policy, investments are defined as arrangements that are undertaken or acquired for producing income and apply only to the cash investments of Mareeba Shire Council.

Related Documents and References

Statutory Bodies Financial Arrangements Act 1982

Statutory Bodies Financial Arrangements Regulation 2007

Review

It is the responsibility of the Director Corporate and Community Services to monitor the adequacy of this policy and recommend appropriate changes. The policy will be revoked and reviewed upon appointment of a new Finance Manager and/or formally reviewed every year as required by Council.



Rate Rebate and Remission Policy

Policy Type	Council Policy	Version:	1.0
Responsible Officer	Manager Finance	Date Approved:	16 July 2025
Review Officer:	Director Corporate and Community Services	Review Due:	30 June 2026
Author:	Manager Finance	Commencement:	16 July 2025

Purpose

This document sets out Council policy, as per annual budget resolution, in relation to the granting of rebates and remissions on rates and charges.

Policy Statement

To identify target groups and establish guidelines to assess requests for rates and charges remissions in relation to ratepayers who are in receipt of an approved Government pension and non-for-profit organisations.

Principles

PENSIONER REMISSION

Applicants for the remission of rates from the Mareeba Shire Council and the State Government must satisfy the following conditions:

- All applications whether received at a service centre, is mailed or sent electronically, it must be completed in detail and accompanied by a copy of the front of the current Pensioner Concession Card (PCC) or a DVA Gold Card.
- An applicant must truthfully and correctly supply all information requested.
- The Council Pensioner Remission is allowable on only one property at a time
- A new application must be lodged if you change your address.
- Should all owners not be in receipt of a pension or allowance, a proportionate amount of remission may be payable based upon State Government Guidelines.
- If a co-owner is in a spousal or recognised de-facto relationship and is an approved pensioner and is wholly responsible for payment of all rates and charges, the subsidy will be granted in full.

Council Pensioner Remission

Council grants a remission of thirty percent (30%) of the general rates up to a maximum of \$240 per year to pensioners within the Mareeba Shire Council area, providing they qualify for a remission in accordance with the conditions, as set out below.

This excludes water usage charges, special rates or special charges, interest and other charges on land.

To be eligible you must be:

- A holder of a Pensioner Concession Card (PCC) or a DVA Gold Card.
- The owner or life tenant of the property which is your principal place of residence. A life tenancy can be created only by a valid Will and is effective only after the death of the property owner, or by a Supreme or Family Court Order.
- Legally responsible for the payment of local council rates and charges levied on that property.

The Council Pensioner Remission is allowable on only one property at a time and a new application must be lodged if you change your address.



The Council Pensioner Remissions can only be granted from the date on the pension card or the current financial year (whichever is the latter), provided the application qualifies with Council's conditions.

Where the Council Pensioner Remission applies, Council will remit the appropriate amount off the rates notice.

State Government Pensioner Remission

In addition to the remission allowed by Council, the State Government Scheme for Subsidisation of Rates and Charges payable to Local Authorities by Approved Pensioners is administered by the Council and under this Scheme, a further 20% remission is allowed to approved Pensioners up to a maximum of \$200.00 per annum on rates and charges and 20% off the Emergency Management Levy.

Where the State Government Pensioner Remission applies, Council will remit the appropriate amount off the rates notice and claim the reimbursement from the State Government.

COMMUNITY GROUP RATE AND CHARGE REMISSION

Eligibility

Community groups eligible for rate and charge remission are defined as:

- A not for profit, incorporated group or association of persons with the primary aim of conducting activities and providing services for community benefit; and
- The community group relies predominantly on volunteer labour, community fundraising, membership fees and donations;
- The community group does not receive state or federal government operational grants and does not rely on a fee for service business model.

Eligible community groups must:

- Operate within the boundaries of the Mareeba Shire Council;
- Own or lease and occupy the land on which the general rates are being levied and the rates notice issued in the Group's name;
- The property must not be used for residential purposes including community housing properties;
- Not utilise gaming machines to raise revenue;
- In its constitution clearly prohibit any member of the Group making private profit or gain either from the ongoing operations of the Group or as a result of the distribution of assets if the Group was wound up (this condition does not apply to the owner of a cultural icon);
- Meet the definition of a not-for-profit community group as per Mareeba Shire Council Community Partnerships Program Policy;
- Not have outstanding rates on the property.
- The remission is not available on vacant land.

Types of Remissions

Council grants a remission to Council approved not-for-profit community, recreation and sporting Groups, based on the level of commerciality of the Group. Council is committed to supporting not for profit community Groups to have access to affordable space for community activities but excludes the subsidisation of commercial activity. This assistance applies to eligible community groups in the shire, irrespective of whether or not they occupy Council land or facilities.

Therefore, community Groups are assessed, according to their level of commerciality, and assigned (by Council) to one of two community group types:

- Type A Community Group - limited commerciality
- Type B Community Group - substantial commerciality.



This categorisation not only enables Council to make available fair, reasonable and transparent assistance to each community group, depending on their level of commerciality, but it also recognises that community groups can change over time experiencing increased or decreased levels of commerciality and the group's categorisation can be changed accordingly.

Council will offer a higher level of assistance to Type A Community Groups than those assessed as Type B Community groups.

Assessing Type A Groups: Limited Commerciality

The group's revenue raising streams are limited to membership fees, community donations, minor event charges, raffles and other fundraising and food canteen. If the group has a bar, then patrons are mainly members and limited profit is made.

Remissions Granted to Type A Groups

The following rebates and remissions are available to eligible Type A Community Groups:

- Rate Remission: One hundred percent (100%) of the general property rates per year;
- Charge Remission: One hundred (100%) per year on Utility Charges (Sewerage and Water Access Charges) and the Waste Facilities Charge.
- Volunteer Rural Fire Brigade Special Charge and local SES Levy: One hundred percent (100%) of the Levy/Charge.
- The State Emergency Management Levy is collected by Council on behalf of the State Government so no remission or rebate from Council is available to community groups.

Assessing Type B Group: Substantial Commerciality

The group's revenue raising streams include those of Type A Groups but also include the regular operation of a bar and commercial kitchen, charge industry recognised gate entry fees and commercial sponsorship. Community groups who operate gaming machines are not eligible for rate rebates and charge remissions.

Remissions Granted to Type B Groups

The following rebates and remissions are available to eligible Type B Community Groups:

- Rate Remission: Fifty percent (50%) of the general property rates up to a maximum of \$1,000 per year;
- Charge Remission: Twenty percent (20%) up to a maximum of \$200 per year on total Utility Charges (Sewerage and Water Access Charges) and the Waste Facilities Charge;
- Volunteer Rural Fire Brigade Special Charge and local SES Levy: One hundred percent (100%) of the Levy/Charge.
- The State Emergency Management Levy is collected by Council on behalf of the State Government so no remission or rebate from Council is available to community groups.

Application and Continuation of the Remission

The remission/s, if approved, will apply from the start of the rating period in which the application was successful and will be shown on the rates notice.

Applications for Rate and/or Charge Remission will only be considered for not-for-profit, community groups as defined above and which comply with all the eligibility criteria.

There is a responsibility upon the not-for-profit, community group to contact the Council when there is a change that could affect the status of the remission so as to avoid the necessity for the Group to reimburse the remission so obtained, including changes in the level of commerciality of the Group.



Where the Rate and Charge Remission applies, Council will remit the appropriate amount off the rates notice.

Application Process for Community Groups with Council Lease

- Council will allocate Rate Rebate and remission entitlements to eligible Community Groups with a Council Community Lease.
- It is the responsibility of the Community Group to contact Council should the Group believe it has not been granted these entitlements.
- Council may need to conduct a site inspection and / or request further information.
- If in circumstances where a Group does not fulfil its lease obligations, the remission may be cancelled.

Application Process for Other Community Groups

- An initial application using the approved form must be lodged and approved applicants are reviewed annually for eligibility.
- The application must also include any two of the following supporting documentation:
 - A copy of the Group's constitution or certificate of incorporation;
 - Minutes of its most recent Annual General Meeting;
 - Incorporated groups are to provide a copy of their most recent audited financial statement (no greater than 12 months old), unincorporated groups are to provide a copy of their most recent reconciled financial statement (no greater than 12 months old);
 - Details of the Group's not-for-profit status from the Australian Taxation office or similar.

The *Local Government Regulation 2012* (Qld) - Chapter 4, Part 10 Concessions, gives local governments the power to grant concessions for rates and charges.

A concession may only be of the following types:

- (a) a rebate of all or part of the rates or charges
- (b) an agreement to defer payment of the rates or charges
- (c) an agreement to accept a transfer of unencumbered land in full or part payment of the rates or charges

A concession may only be granted by resolution of the Council and for the Mareeba Shire Council; this is done as part of the annual budget adoption process and also noted in the adopted Revenue Statement.

RURAL FIRE BRIGADE RATE REBATE AND REMISSION

Eligibility

Rural Fire Brigades that operate within the boundaries of the Mareeba Shire Council area.

Types of Remissions

The Rural Fire Brigades are classified as Type A – Community Group – limited commerciality.

Remissions Granted to Type A Groups

The following rebates and remissions are available to eligible Type A Community Groups:

- Rate Remission: One hundred percent (100%) of the general property rates per year;
- Charge Remission: One hundred (100%) per year on Utility Charges (Sewerage and Water Access Charges) and the Waste Facilities Charge.



- Volunteer Rural Fire Brigade Special Charge and local SES Levy: One hundred percent (100%) of the Levy/Charge.

Rural Fire Brigades are exempt from the State Emergency Management Levy therefore no remission applies.

Application and Continuation of the Remission

The remission/s, if approved, will apply from the start of the rating period in which the application was successful and will be shown on the rates notice.

Where the Rate and Charge Remission applies, Council will remit the appropriate amount off the rates notice.

WATER CONSUMPTION DONATION

Council will consider providing a donation towards water consumption costs for eligible community groups, if water consumption exceeds \$100 per annum. To be eligible for financial assistance community groups must also meet the eligibility criteria as per section 3.5 of the Community Partnerships Program policy and meet the definition of a community group as defined below:

- A not for profit, incorporated group or association of persons with the primary aim of conducting activities and providing services for community benefit; and
- The community group relies predominantly on volunteer labour, community fundraising, membership fees and donations;
- The community group does not receive state or federal government operational grants and does not rely on a fee for service business model.

Rural Fire Brigades that meet the eligibility requirements of the Rural Fire Brigade Rate Rebate and Remission are also eligible for the Water Consumption Donation.

Eligible community groups are classified by Council into three (3) categories depending on water usage and a level of assistance is provided to each category as follows:

Groups		Assistance
1	Community groups watering playing fields and large public lawns/grounds.	35% of actual annual water consumption up to a maximum \$2,000 donation per water access type
2	Community groups watering for dust suppression eg. Horse and pony clubs, rodeo associations.	35% of actual annual water consumption up to a maximum \$1,000 donation per water access type
3	Community groups using water for human consumption and gardens.	35% of actual annual water consumption up to a maximum \$500 donation per water access type

Requests for a donation for water consumption fees will be considered throughout the year and must be made in writing by letter or email to the Community Wellbeing Officer, Mareeba Shire Council. Approved requests will be paid as a donation on the rates notice to offset the costs of water consumption and will apply from the next rating period after approval is granted.



Scope

This policy applies to:

Pensioners who own and reside on their property within the Mareeba Shire Council area and who meet the requirements set out in this document.

Not-for-Profit community, recreation and sporting groups who meet the requirements set out in this document.

Definitions

Council - Mareeba Shire Council

Related Documents and References

Local Government Regulation 2012 (Qld)

Mareeba Shire Council Revenue Policy

Mareeba Shire Council Revenue Statement

Mareeba Shire Council Community Partnerships Program Policy

Review

It is the responsibility of the Director Corporate and Community Services to monitor the adequacy of this policy and recommend appropriate changes. This policy will be formally reviewed annually or as required by Council.



Revenue Policy

Policy Type	Council Policy	Version:	6.0
Responsible Officer	Manager Finance	Date Approved:	19 February 2025
Review Officer:	Director Corporate and Community Services	Review Due:	19 January 2026
Author:	Manager Finance	Commencement:	19 February 2025

Purpose

To identify the principles used by Council for making and levying rates and utility charges, exercising powers to grant rebates and concessions, for recovering unpaid amounts of rates and charges and the setting of miscellaneous fees and charges.

Policy Statement

The provisions of the *Local Government Act 2009* (Qld) and *Local Government Regulation 2012* (Qld), requires Council to prepare and adopt this policy as part of Council's budget each year. The policy contains principles that will be used for the development of Council's Budget.

Principles

The Making of Rates and Utility Charges

1. In general, it is Council's policy that a user pays principle applies to all specific services provided to ratepayers and other users in Mareeba Shire Council.
2. Exceptions to the *user pays principle* include general services to the community as a whole when it is in the community interest to do so.
3. Council will have regard to the principles of:
 - Transparency in the making of rates and charges;
 - Having in place a rating regime that is as simple and inexpensive as possible;
 - Equity by ensuring the fair and consistent application of lawful rating and charging principles, without bias, taking account of all relevant considerations, and disregarding irrelevancies such as the perceived personal wealth of individual ratepayers or ratepayer classes;
 - Responsibility in achieving the objectives, actions and strategies in Council's Corporate and Operational Plans;
 - Meeting the needs and expectations of the general community; and
 - Flexibility to take account of changes in the local economy.
4. In pursuing the abovementioned principles Council may avail itself of the following:
 - A system of differential general rating
 - Minimum general rates
 - Utility charges
 - Special rates and charges
 - Separate charges
 - Limitation of rate increases (rate capping)

Levying of Rates and Charges

In levying rates Council will apply the principles of:

- making clear what is the Council's and each ratepayer's responsibility to the rating system (Council



- may allow a discount for prompt payment);
- making the levying system as simple as possible to administer;
- timing the levy of rates where possible to take into account the financial cycle of local economic activity, in order to assist smooth running of the local economy; and
- equity through flexible payment arrangements for ratepayers with a lower capacity to pay.

Concessions for Rates and Charges

In considering the application of concessions, Council will be guided by the principles of:

- equity,
- the same treatment for ratepayers with similar circumstances;
- transparency by making clear the requirements necessary to receive concessions, and
- flexibility to allow Council to respond to local economic issues

The purposes for granting concessions are to relieve economic hardship and provide rebates to eligible pensioners and not-for-profit community, recreation and sporting groups. In addition, Council may grant concessions on a case-by-case basis if it is satisfied that any one or more of the other criteria in section 120(1) of the *Local Government Regulation 2012* (Qld) have been met.

The Recovery of Rates and Charges

1. Council will exercise its rate recovery powers in order to reduce the overall rate burden on ratepayers.
2. It will be guided by the principles of:
 - transparency by making clear the obligations of ratepayers and the processes used by Council in assisting them meet their financial obligations;
 - making the processes used to recover outstanding rates and charges clear, and as simple to administer and as cost effective as possible (refer to Council's Debt Recovery Policy);
 - capacity to pay in determining appropriate arrangements for different sectors of the community;
 - equity by having regard to providing the same treatment for ratepayers with similar circumstances; and
 - flexibility by responding, where necessary, to changes in the local economy.

The Setting of Cost-Recovery Fees and Commercial Services Charges

Council will be guided by the following principles in the setting of cost-recovery fees on the one hand, and commercial services on the other:

- Fees associated with regulatory services will be set at the full cost of providing the service or taking the action for which, the fee is charged. Council may choose to subsidise the fee from other sources if it is in the community interest to do so.
- Commercial services charges will be set to recover the full cost of providing the service and, if provided by a Business of Council, may include a component for return on Council's investment.

The extent to which physical and social infrastructure costs for a new development are to be funded by charges for the development

Developers are required to contribute towards the Council's infrastructure in accordance with the provisions of the *Planning Act 2016* (Qld). Infrastructure charges are required for roadworks, parks, drainage and water and sewerage head works where applicable.

In addition, social infrastructure costs are to be met by grants received from the Government and general revenue sources.



Scope

This policy applies to Mareeba Shire Council and all related business activities.

Definitions

Council refers to Mareeba Shire Council

Related Documents and References

Debt Recovery Policy (MSC)

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

Planning Act 2016 (Qld)

Review

It is the responsibility of the Director Corporate & Community Services to monitor the adequacy of this policy and recommend appropriate changes. This policy will be formally reviewed every year or as required by Council.



Water and Waste Concessions for Home Renal Dialysis Policy

Policy Type	Council Policy	Version:	1.0
Responsible Officer	Manager Finance	Date Approved:	16 July 2025
Review Officer:	Director Corporate and Community Services	Review Due:	30 June 2026
Author:	Manager Water and Waste	Commencement:	16 July 2025

Purpose

This policy was formulated to ensure the uniform/transparent application of relief from water consumption charges and the provision of an additional waste collection service for those patients undergoing home renal dialysis treatment, within the Mareeba Shire Council.

Policy Statement

This policy will establish specific guidelines for the staff and the public regarding the provision of a water usage concession and increased waste collection to ratepayers and residents required to operate a home renal dialysis machine in their principal place of residence.

Principles

Mareeba Shire Council provides financial assistance to the property owner to offset water usage costs for users of home renal dialysis equipment. Council can also provide additional waste collection to properties where home dialysis patients reside.

Water Concession Rates

The relief is to be applied to the metered property at which the patient resides and if the patient is not the owner, on the understanding that the owner will pass the benefit onto the tenant. Council will seek confirmation from the Cairns Hinterland Hospital and Health Service as to the property address of patients currently dialysing at home and the applicable level of water consumption for this purpose. It is based on the information provided by the Health Service that eligibility for the concession will be applied, is determined.

Once it has been established that the concession is to apply the responsible officer is to grant an allowable consumption of 7.5 kilolitre per billing period in cases where the patient is using a low volume dialysis machine (for example the NxStage® PureFlow™ SL) and 96 kilolitres per billing period in cases where the conventional (Fresenius) high volume dialysis machine is used.

Additional Kerbside Service

Council will provide an additional wheelie bin service (for dialysis packaging) for the property at which the patient resides. The free additional wheelie bin will not apply if there is not currently a kerbside service available due to truck accessibility issues (i.e. rural lots) and/or availability of site storage. The wheelie bin needs to be presented kerbside on the usual collection day.

Eligibility

To be eligible, the following must occur:

- An application form from Council must be completed by the applicant.
- Confirmation from the Cairns Hinterland Hospital and Health Service advising that treatment is being undertaken by a resident of the property including the commencement date of the treatment and if applicable the date the dialysis ended.



- The application form must be received by Council prior to the end of the discount period of the first concession being applied.

Application for Concession Approved

If the application for water concession is approved the water consumption and consequent charges will be adjusted accordingly and an amended rate notice issued to the owner of the property, subject to the eligibility conditions above.

Those patients requiring additional waste services will need to apply and if approved will be supplied with an extra waste collection each week.

It is the responsibility of the applicant to advise Council if home renal dialysis is no longer undertaken on the premises. However, confirmation will be sought from the Cairns and Hinterland Hospital and Health Service on at least an annual basis that home renal dialysis is continuing. The concession will cease to apply when home renal dialysis treatment is stopped.

Application for Concession Denied

In the instance where the application for concession is denied the Water and Waste Department will contact the applicant explaining the reasons for the denied application.

Calculation of Concession

Consultation with Cairns and Hinterland Hospital and Health Services requesting guidance as to the likely water consumption and waste generated directly attributable to the operation of a home renal dialysis unit. This report is based upon that advice as outlined in the following tables:

Table One – Water Usage

Water Usage Assumptions Based on Fresenius Dialysis Machine	
Frequency of treatment	5-6 treatments per week
Length of each treatment assuming:	5 hours per treatment
• 30 minutes hot rinse before treatment • 4 hours treatment • 30 minutes disinfection post treatment	

Table Two – Water Usage

Water Usage Assumptions Based on Nx Stage Pureflow Dialysis Machine	
Frequency of treatment	5-6 treatments per week
Length of each treatment assuming:	4 hours per treatment
• 30 minutes Preparation • 3 hours treatment • 25 minutes Wrap up	



Table One - Calculation

Estimated Water Usage Calculation for Fresenius Dialysis Machine	
2	Litres per minute
300	Minutes per session
600	Litres per session
3,600	Litres per week
3.6	Kilolitres per week
187	Kilolitres per year

Table Two - Calculation

Estimated Water Usage Calculation for Nx Stage Pureflow Dialysis Machine	
150	mL per minute
240	Minutes per session
360	Litres per session
2160	Litres per week
2.16	Kilolitres per week
112.32	Kilolitres per year

Table One – Waste Generated

Estimated Waste generated from Peritoneal patients	
1 empty bag, 1 body fluid filled bag, 1 tube	Generated per session
4-6	Sessions per day
4-6 empty bags, 4-6 body fluid filled bags, 4-6 tubes	Generated waste per day
28-42	Sessions per week
112-252 empty bags, 112-252 body fluid filled bags, 112-252 tubes	Generated waste per week
1456-2184	Sessions per year

Scope

This policy applies to those ratepayers and residents required to operate a home renal dialysis machine in their principal place of residence.

Definitions

Haemodialysis patient shall mean those persons within the Mareeba local government area, who are registered with Haemodialysis Unit Service, Cairns and Hinterland Health Services, as receiving home renal dialysis treatment.

MSC shall mean Mareeba Shire Council



Peritoneal Dialysis patient shall mean those persons within the Mareeba local government area, who are registered with the Peritoneal Dialysis Unit Service, Cairns and Hinterland Health Services, as receiving peritoneal dialysis treatment at home.

Policy shall mean the 'Waste and Waste Concession for Home Renal Dialysis Policy'.

Property Owner shall mean the person or persons to whom a Certificate of Title for ownership of land/property is held by the Queensland Department of Environment and Resource Management's Titles Registry.

Ratepayer for the purpose of this policy, means the person who is registered as the property owner with the MSC for the purposes of water billing and waste collection.

Tenant shall mean a person who is registered as a tenant by way of a tenancy agreement through a registered property manager or by way of a written agreement with the property owner.

Review

It is the responsibility of the Director Corporate and Community Services to monitor the adequacy of this policy and recommend appropriate changes. This policy will be formally reviewed annually or as required by Council.



Water Leak Management Policy

Policy Type	Council Policy	Version:	1.0
Responsible Officer	Manager Water and Waste	Date Approved:	16 July 2025
Review Officer:	Director Infrastructure Services	Review Due:	30 June 2026
Author:	Manager Water and Waste	Commencement:	16 July 2025

PURPOSE

The purpose of this policy is to ensure a uniform/transparent application of relief of larger than normal water consumptions charge due to the existence of a concealed leak.

POLICY STATEMENT

The intent of this policy is to set out the process of providing clear and concise guidelines on seeking consideration of a rebate in respect of a water consumption charge, due to:

- an unapparent plumbing failure
- inaccurately registering or non-functioning water meter

PRINCIPLES

Residents are responsible for managing their water consumption. This includes manually reading the water meter and carrying out overnight consumption tests on a regular basis to monitor water usage and consumption patterns if there is concern that there may be a possible leak.

Council is responsible for repairing water leaks in council-owned infrastructure up to and inclusive of the water meter.

Residents are responsible for repairing water leaks in the pipes carrying water from the water meter into the client's premises, in any internal pipes or plumbing fixtures within the premises, or in any irrigation piping or garden watering systems.

Subject to any rebate under this policy, the resident is responsible for the payment of the full water notice, including consumption related to leaks.

Applicability

Council will only consider a request for reduction of a water consumption charge due to a water leak where:

- the leak was a concealed leak; and
- the resident took all reasonable steps to ensure that the leak was repaired within thirty (30) calendar days; and
- the leak was repaired by a licensed plumber.

Council will *not* consider a rebate in the following circumstances:

- leaks and/or bursts on internal appliances, fixtures or fittings including air conditioners, dishwashers, swimming pools, hot water systems, toilet cisterns, valves, internal or external taps
- situations where the leak is visible
- leaks not repaired by a licensed plumber
- plumbing that is not compliant with government regulations
- vacant land



Extent of Rebate

A reduction in water consumption charges will be granted only once per property per owner per financial year. There may be exceptional circumstances where Council will need to assess the situation individually and advise accordingly.

If the application for a rebate in water consumption charges is granted, the rebate extended to the resident shall be based on the Aqualus Water Leak Quantum Report.

i.e. Water Leak (kilolitres) Total in Period (leak start date to leak end date) x applicable tier charge rate

Consumption rate charges are determined by the Tier that the read falls under Tier 1 and Tier 2 are set by Council and reflect the water charges for volumes of water consumed.

The decision whether to use an alternative methodology and the alternative methodology to be used will be at the sole discretion of Council.

Applying for a Rebate

The resident must apply in writing for a reduction of water consumption charges due to a concealed leak using the "Application for Adjustment of Water Consumption" form as specified by Council (Attachment 1). The application must outline the location and circumstances of the concealed leak, including the conditions to be met under section 3.1 of this policy and complete all sections of the form.

The application must be made to Council for relief within thirty (30) calendar days of the water leak notice or the resident becoming aware of a possible water leak via Council notification. If the resident is unable to have the leak repaired within the thirty (30) days they should inform Council and subject to reasonable grounds this provision may be extended.

Council will only accept one application per property per financial year. Council's minimum rebate amount is set at \$20.

The application must be accompanied by a detailed plumber's report from the licensed plumber, who carried out the repair work, certifying:

- the leak was repaired by the licensed plumber; and
- the date the leak was repaired; and
- the details of the plumbing repairs undertaken; including:
- that the leak was in the main water supply pipe from the meter to the premises; and
- that the leak was in a location and/or of a nature which contributed to it not being evident.

Non-Functioning Meter

Where the resident is in dispute as to the accuracy of the installed water meter:

- the resident shall pay for the water meter to be tested as per the charge in the Register of Fees & Charges
- if the water meter is found to be faulty this charge will be refunded.

Where the water meter is found to be faulty Council will replace the faulty meter.

Council may estimate the water usage during the period which the faulty water meter occurred using all reasonable information available to Council and adjust the water consumption accordingly. The estimate is based on the following:



- An average of the water consumption over a period of time; or
- An average of the water consumption for the duration of the high-water usage shown on the Automated Meter Reading (AMR); or
- If an average cannot be calculated a proportion of the annual median usage for the service area set out in the table below will be calculated and charged at the set charge per kilolitre for the corresponding billing period.

Service Area	Residential	Non-Residential
Chillagoe	252 kL	464 kL
Dimbulah	332 kL	310 kL
Kuranda	188 kL	262 kL
Mareeba	338 kL	216 kL
Mount Molloy	282 kL	196 kL

New Dwelling Owners

New property owners of sold houses that have leaks being eligible for a rebate that have had leaks and then have been sold, and the new owner receives a notice whereby a period of up to over 3 months after taking ownership will be eligible because the leak has been there for longer than thirty (30) days.

SCOPE

This policy applies to all properties connected to the Mareeba Shire Council water reticulation supply with a Council approved water meter.

DEFINITIONS

To assist in interpretation the following definitions shall apply:

AMR shall mean automatic meter reading device(s).

Aqualus shall mean the water management software.

Average Consumption shall mean the average of the past three years' actual water consumption during the equivalent billing period where there has been no major excess water use detected. Where there is no prior billing history available, the annual median usage for the service area will be used.

Average Minimum Rate shall mean the average daily minimum (litres per hour) during the rebate period.

Billing Period shall mean the time between meter readings and does not refer to the time when the bill was sent, or to the time of payment.

Concealed Leak shall mean a leak that has occurred in the main water supply pipe from the meter to the client's property, either underground, under or within concrete or paving or underneath a structure where the occupant was not aware of its existence and could not reasonably be expected to be aware of its existence.

Council or MSC shall mean Mareeba Shire Council.

Detected Leak shall mean a leak that has been located in the main water supply pipe from the meter to the client's property, either underground, under or within concrete or paving or underneath a structure and has been repaired by a licenced Plumber.

Leak Period shall mean from the leak start date to the leak end date.



Notification shall mean the issue date of Council's first potential water leak notice to the property owner in the relevant financial year.

Policy shall mean this "Water Leak Management" Policy.

Previous Consumption shall mean the total property consumption prior to the leak in the relevant financial year.

Rebate shall mean as defined in section 3.2 of this policy.

Rebate Period shall mean the period from notification to where the leak is fixed within 30 calendar days after notification, or the period from first notification to a maximum of 30 days thereafter.

Resident shall mean a property owner being supplied water by the council.

Residential Property shall mean properties classed as residential on Council's rating system.

Tier 1 Consumption Charge Rate shall mean the Tier 1 Consumption Charge identified within the Revenue Statement as adopted by council each financial year.

Tier 1 Threshold Limit shall mean the maximum volume on which the Tier 1 Consumption Charge rate will be applicable as identified within the Revenue Statement as adopted by council each financial year.

Tier 2 Consumption Charge Rate shall mean the Tier 2 Consumption Charge identified within the Revenue Statement as adopted by council each financial year.

REVIEW

It is the responsibility of the Director Infrastructure Services to monitor the adequacy of this policy and recommend appropriate changes. This policy will be formally reviewed every year or as required by Council.





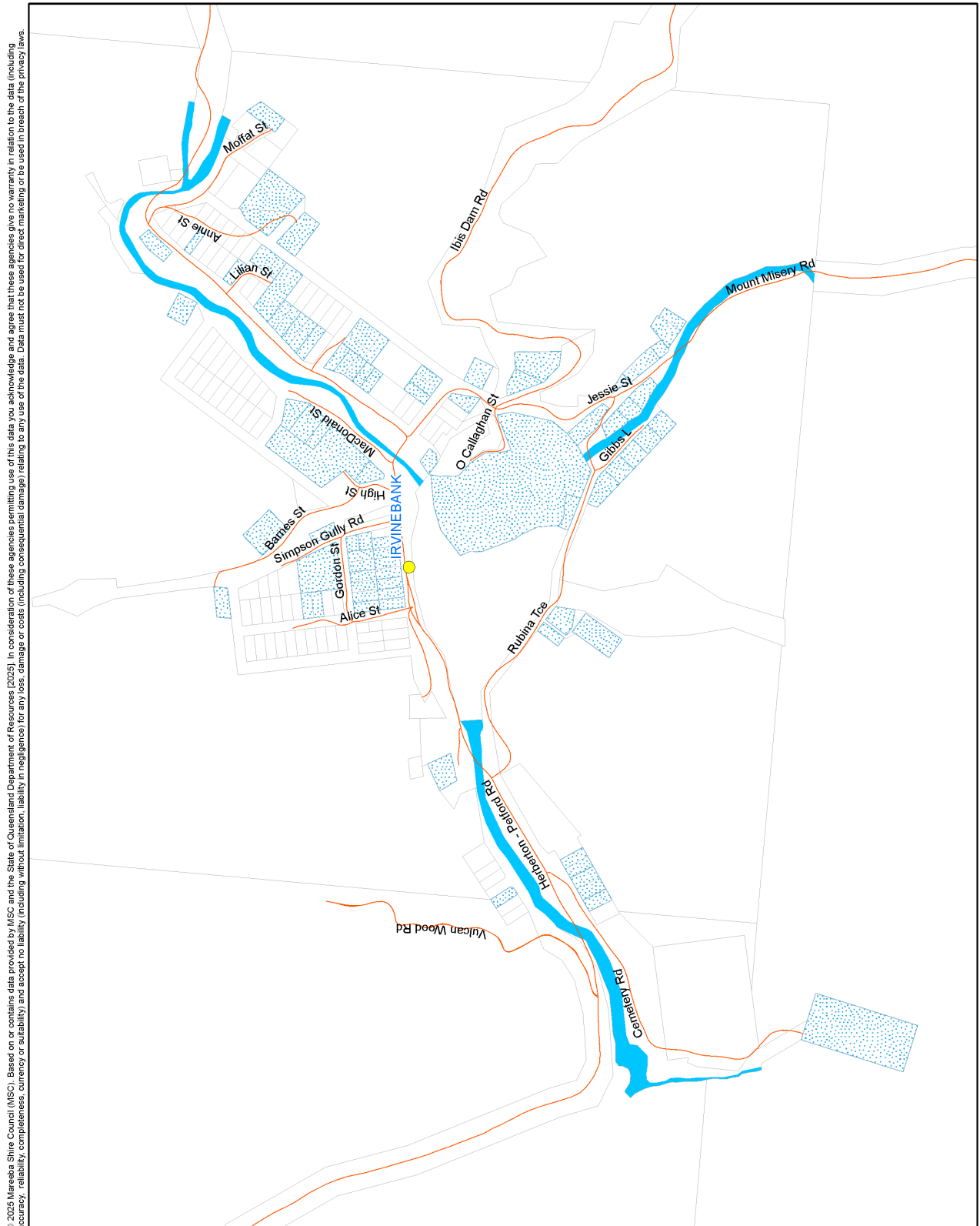
Maps

The following maps represent a snapshot in time and may be subject to changes at any time.



Benefited Areas

Irvinebank Water Benefited Area - Map 1



Irvinebank Water Benefited Area

Map Grid of Australia Zone 55 (GDA94)

0 0.25 0.5
Kilometres



Legend

- Place
- Waterway
- Road
- Irvinebank Water Benefited
- Lot Boundary

Mareeba Benefited Areas 1 & 2

A horizontal scale bar with tick marks at 0, 0.3, and 0.6. The word "Kilometres" is written at the right end of the bar.

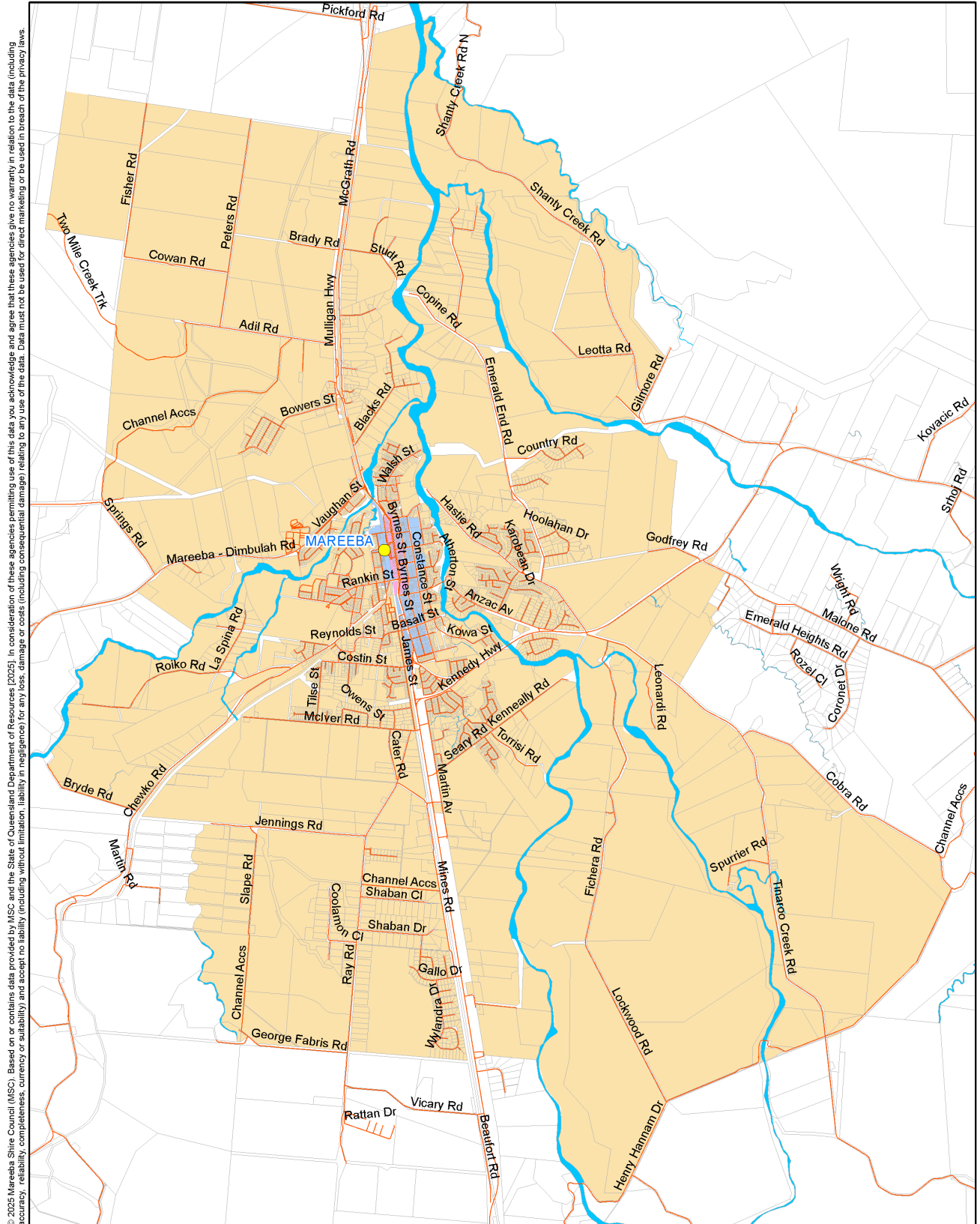


 Place
 Road
 Lot Boundary
 Waterway

 Mareeba Benefited Area 1
 Mareeba Benefited Area 2
 Mareeba Benefited Area 3



Mareeba Benefited Area 3 - Map 3



Mareeba Benefited Area 3

Map Grid of Australia Zone 55 (GDA94)



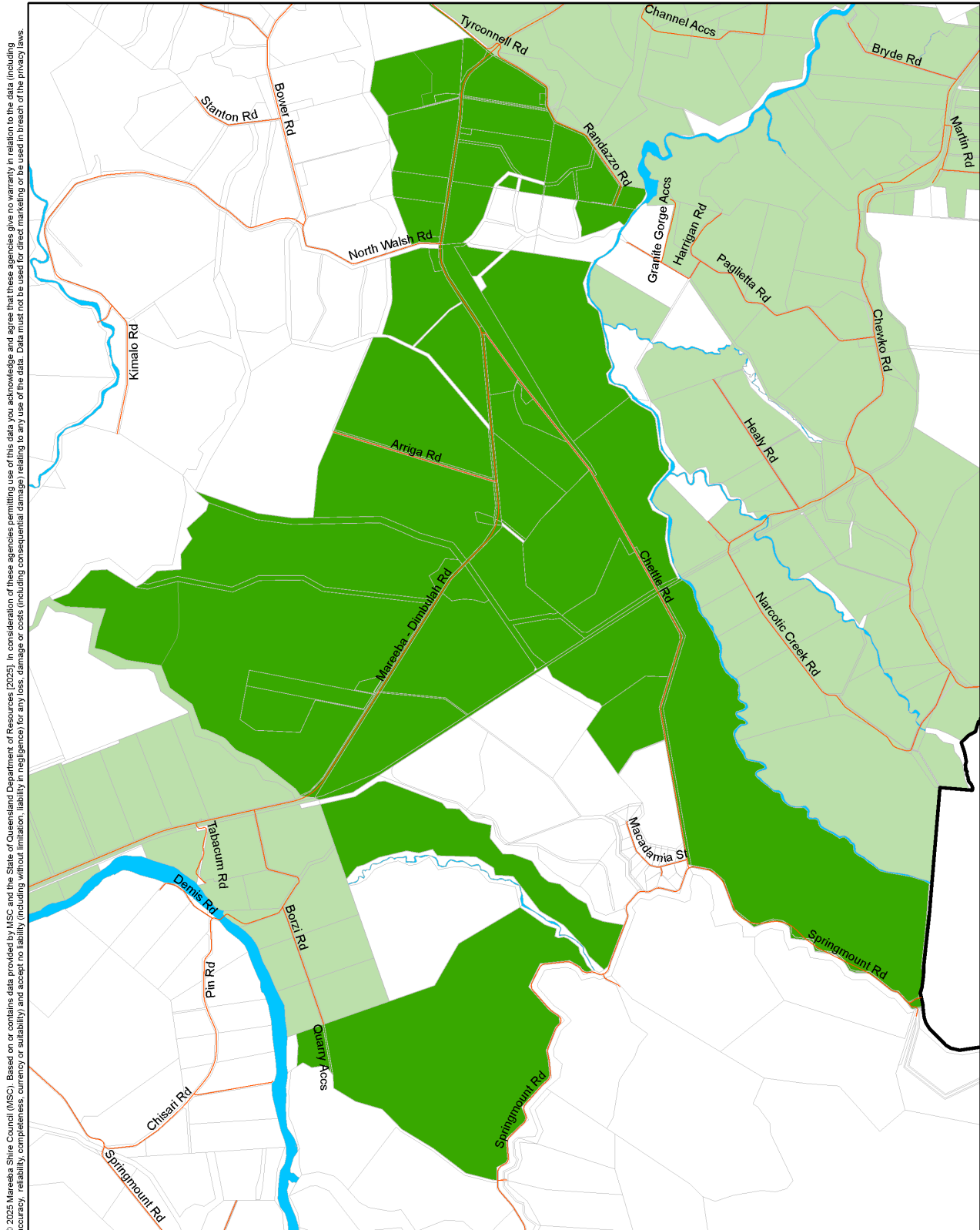
Legend

- Place
- Road
- Lot Boundary
- Waterway
- Mareeba Benefited Area 1
- Mareeba Benefited Area 2
- Mareeba Benefited Area 3



Garbage Collection Areas

Arriga - Map 4



Garbage Collection Area - Arriga

Map Grid of Australia Zone 55 (GDA94)

0 1.5 3
Kilometres

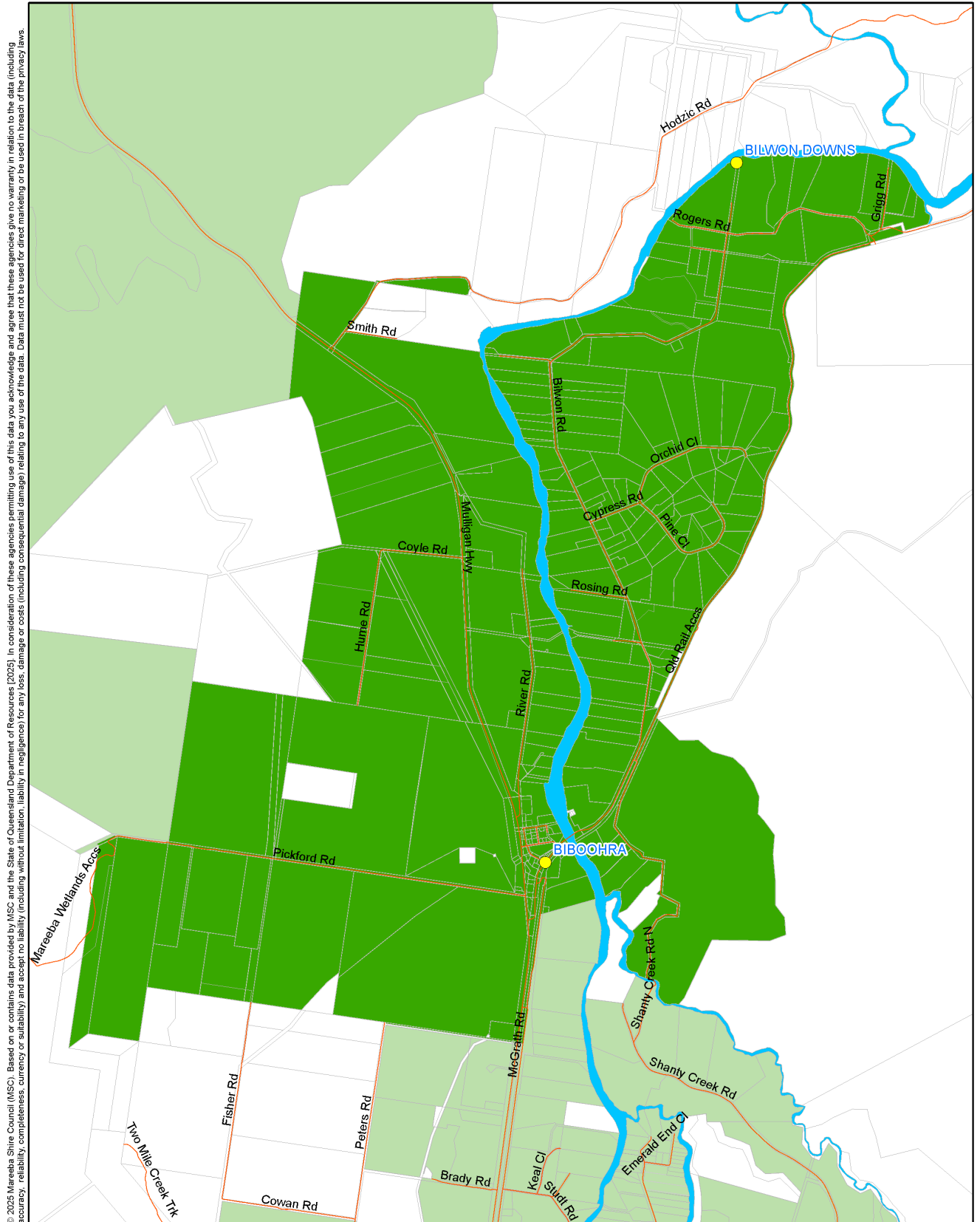


Legend

- Road
- Waterway
- MSC Boundary
- Garbage Collection Area - Arriga
- Lot Boundary
- Garbage Benefitted

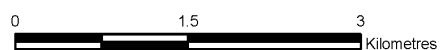


Bibohra - Map 5



Garbage Collection Area - Bibohra

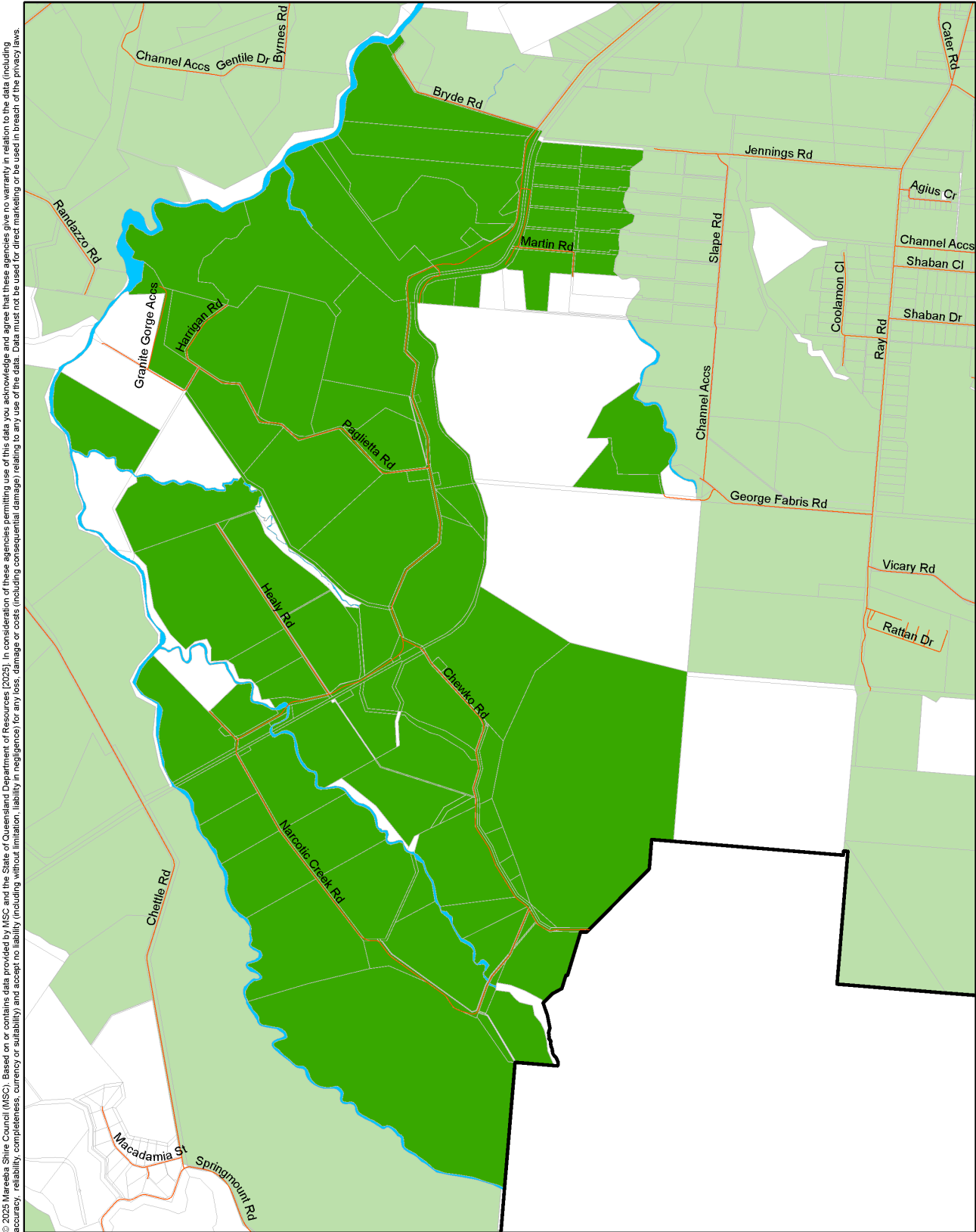
Map Grid of Australia Zone 55 (GDA94)



Legend

- Place
- Waterway
- Road
- Garbage Collection Area - Bibohra
- Garbage Benefitted
- Lot Boundary

Chewko - Map 6



Garbage Collection Area
- Chewko

Map Grid of Australia Zone 55 (GDA94)

0 1 2 Kilometres



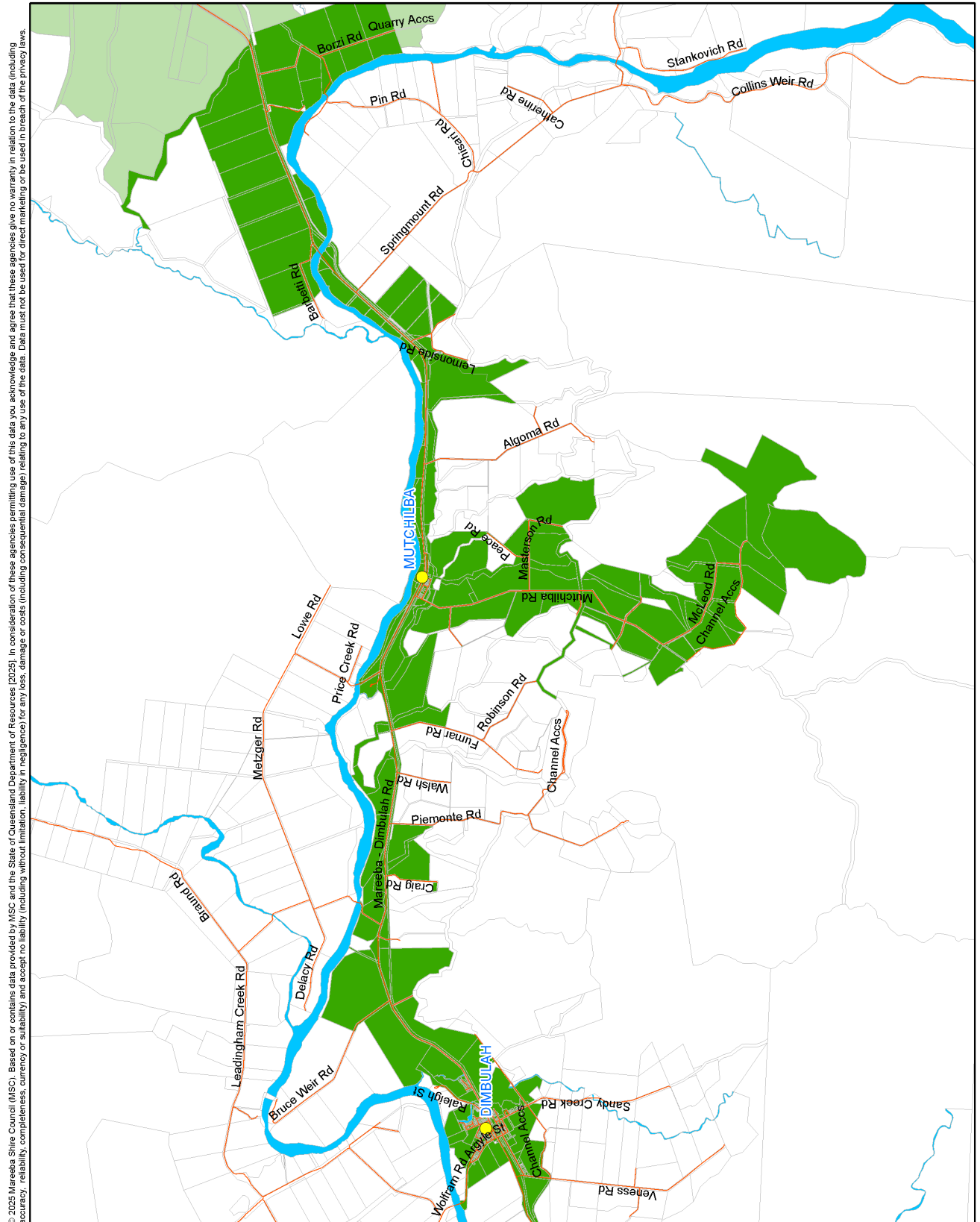
Legend

- Road
- Waterway
- MSC Boundary
- Garbage Collection Area - Chewko
- Lot Boundary
- Garbage Benefitted



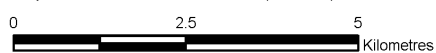
Mareeba
SHIRE COUNCIL

Dimbulah & Mutchilba - Map 7



Garbage Collection Area - Dimbulah & Mutchilba

Map Grid of Australia Zone 55 (GDA94)

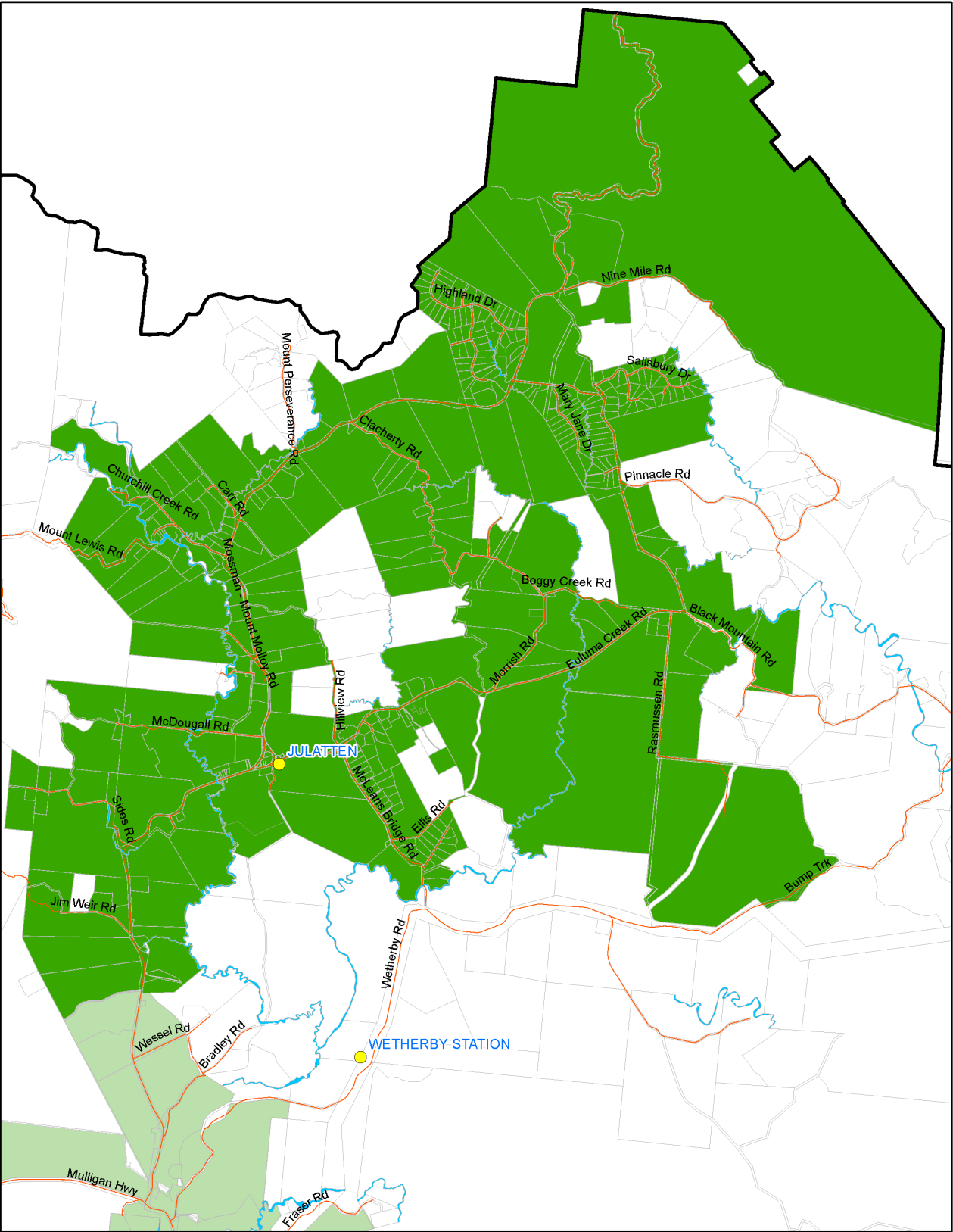


Legend

-  Place
 Road
 Lot Boundary
 Waterway
 Garbage Collection Area - Dimbulah & Mutchilba
 Garbage Benefitted

Julatten - Map 8

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Garbage Collection Area - Julatten

Map Grid of Australia Zone 55 (GDA94)

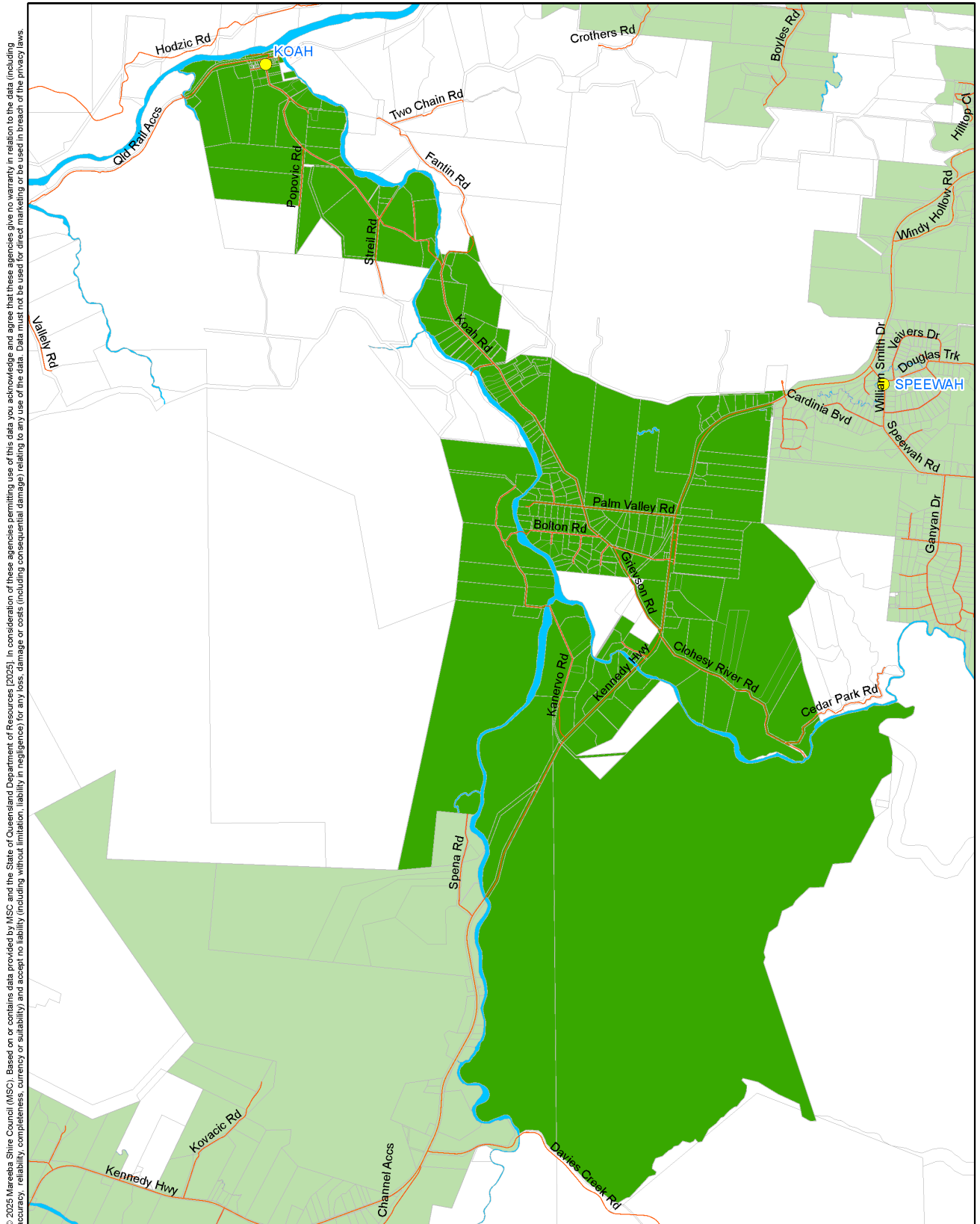


Legend

- Place
- Waterway
- Road
- MSC Boundary
- Lot Boundary
- Garbage Collection Area - Julatten
- Garbage Benefitted



Koah - Map 9



Garbage Collection Area - Koah

Map Grid of Australia Zone 55 (GDA94)

0 2 4 Kilometres

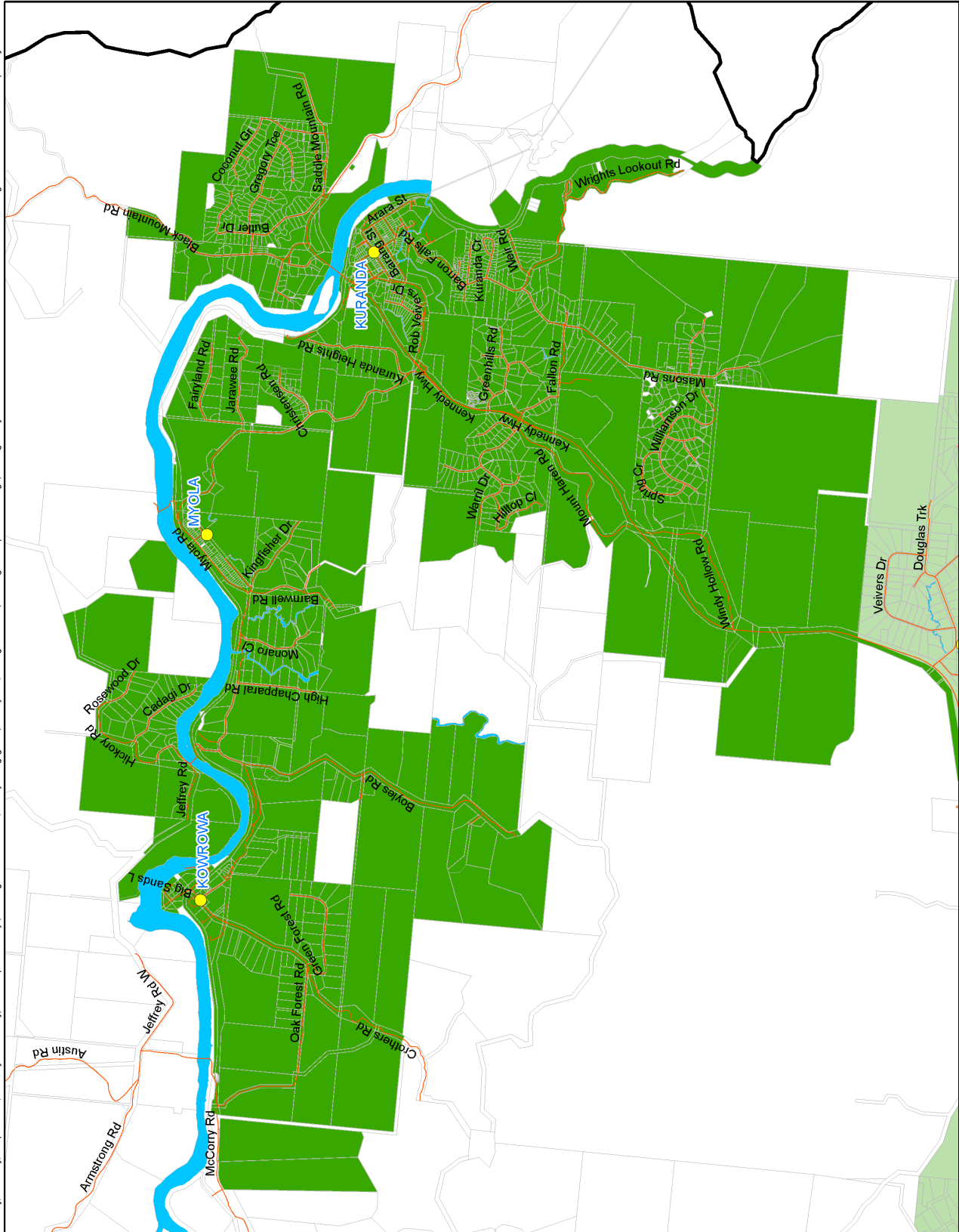


Legend

- Place
- Road
- Lot Boundary
- Waterway
- Garbage Collection Area - Koah
- Garbage Benefitted

Kuranda - Map 10

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Garbage Collection Area - Kuranda

Map Grid of Australia Zone 55 (GDA94)

0 1 2
Kilometres



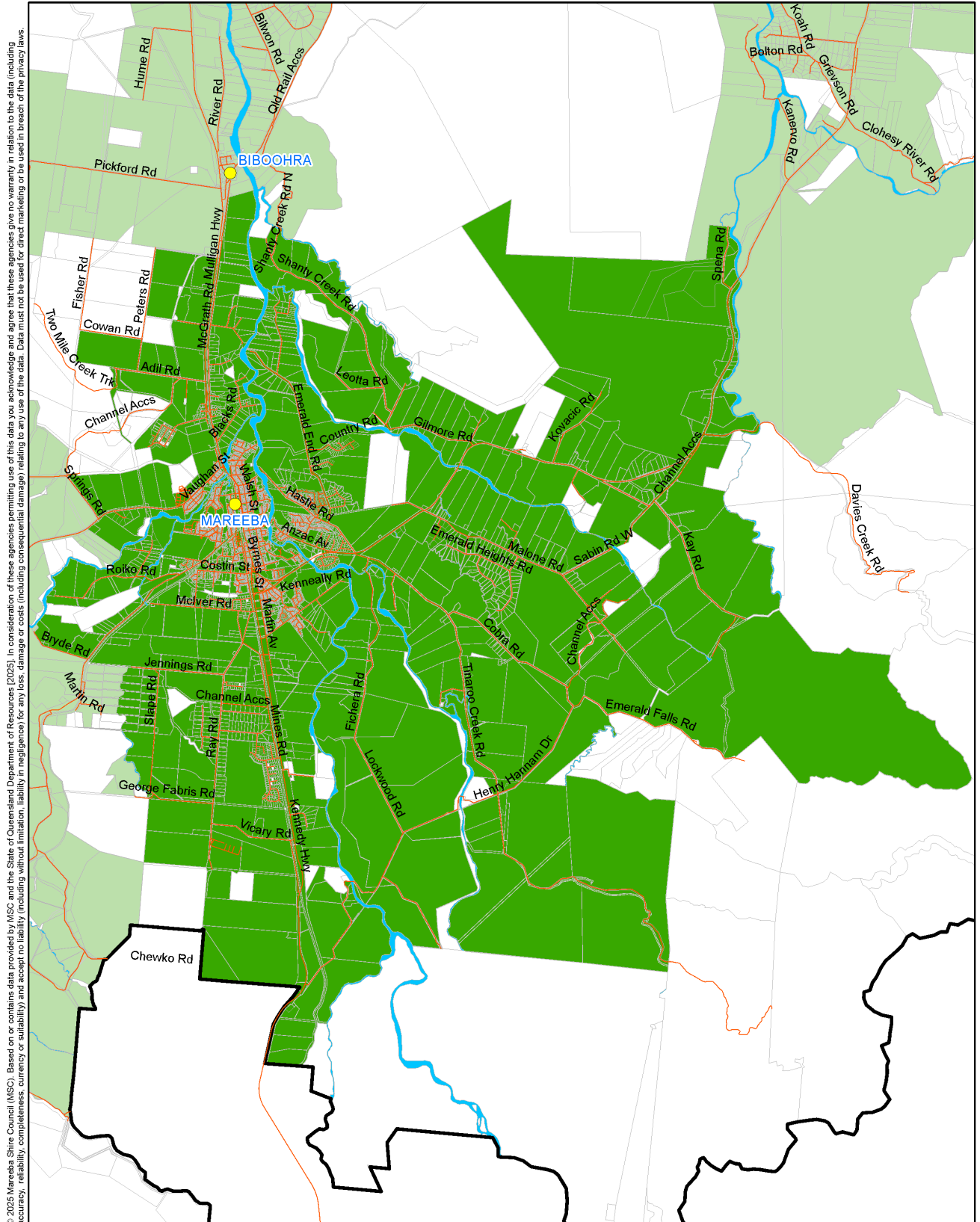
Legend

- Place
- Road
- MSC Boundary
- Lot Boundary
- Waterway
- Garbage Collection Area - Kuranda
- Garbage Benefitted



Mareeba
SHIRE COUNCIL

Mareeba - Map 11



Garbage Collection Area - Mareeba

Map Grid of Australia Zone 55 (GDA94)

0 3.5 7 Kilometres

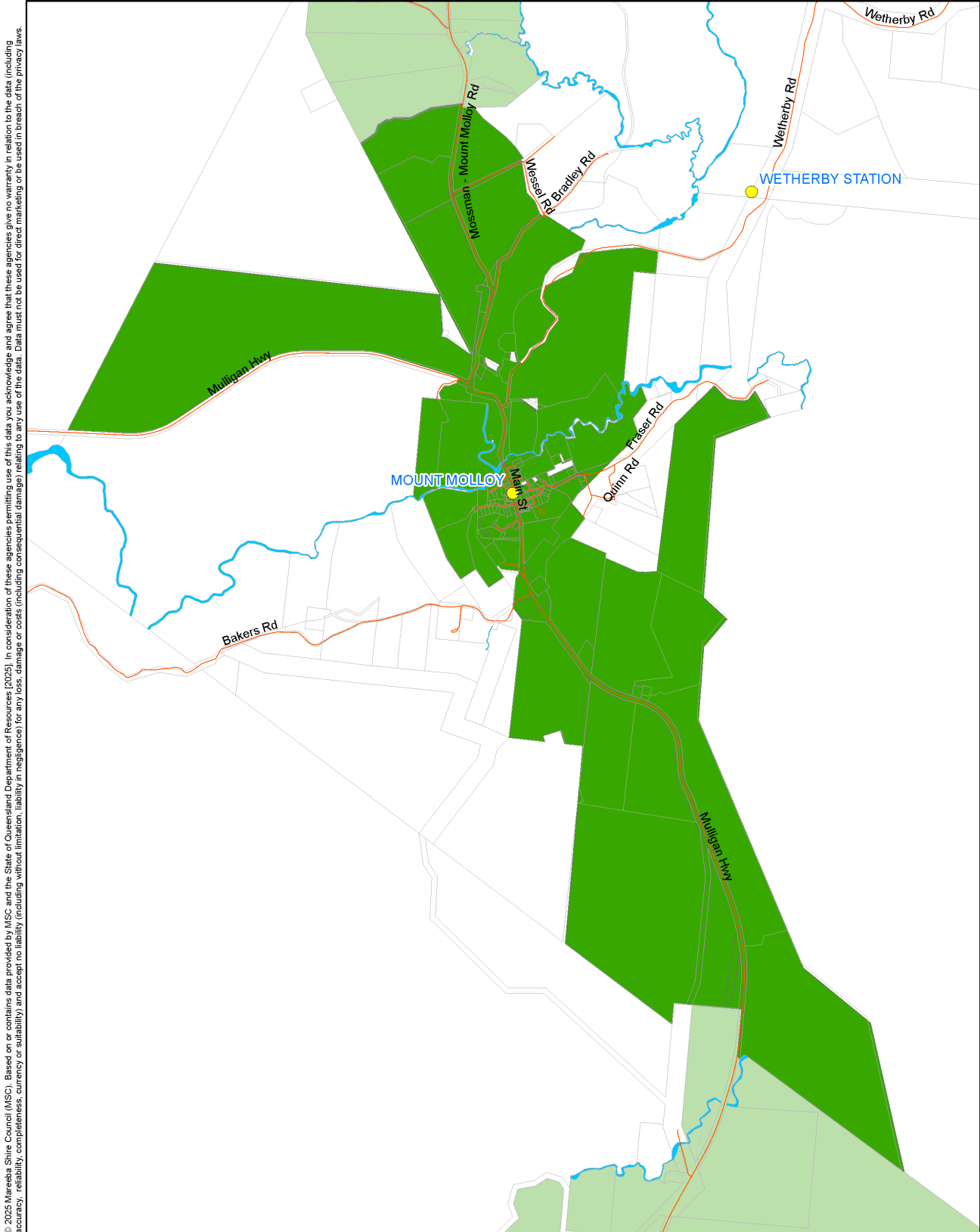


Legend

- Place
- Road
- MSC Boundary
- Lot Boundary
- Waterway
- Garbage Collection Area - Mareeba
- Garbage Benefitted



Mount Molloy - Map 12



Garbage Collection Area - Mt Molloy

Map Grid of Australia Zone 55 (GDA94)

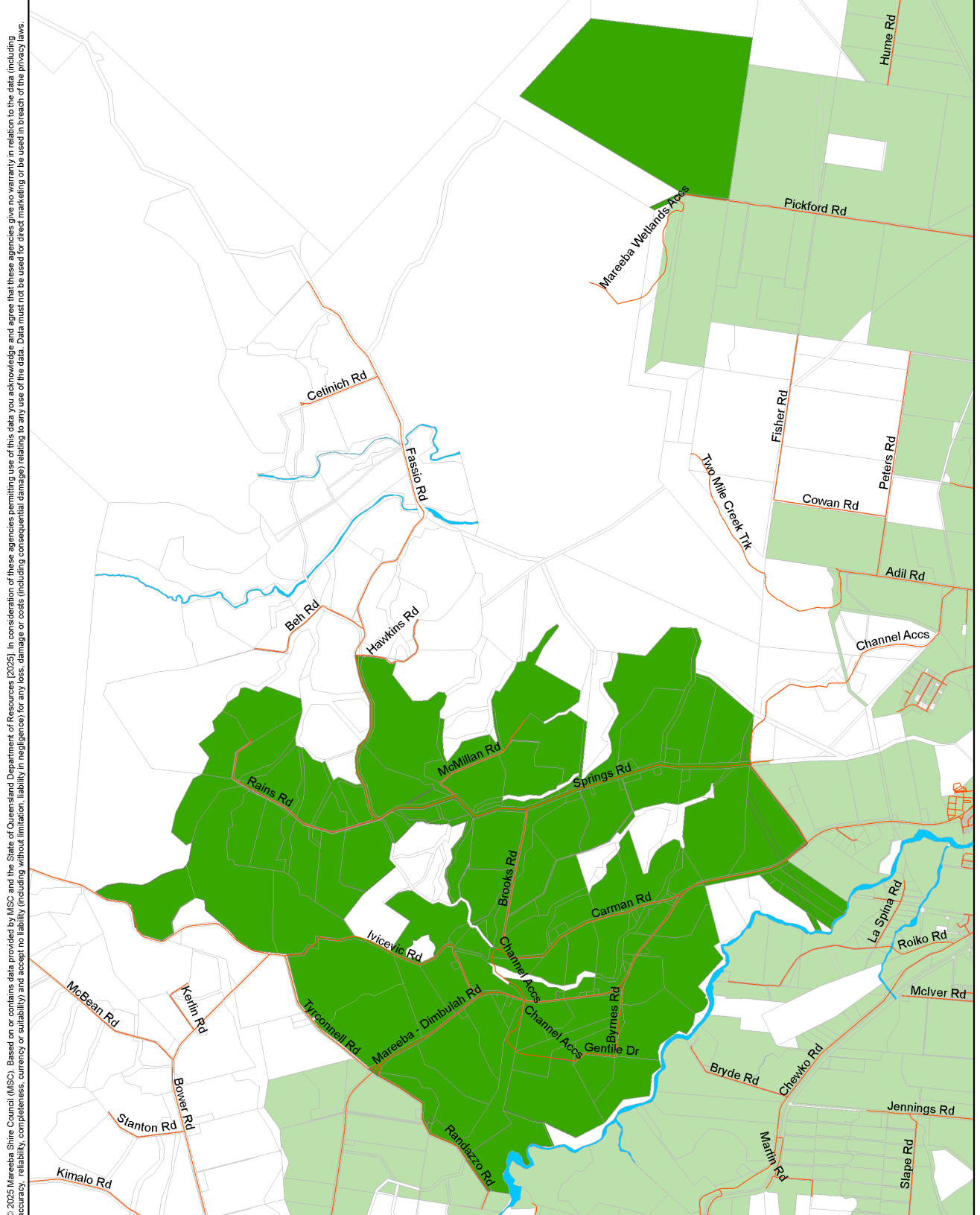
0 1.5 3 Kilometres



Legend

- Place
- Road
- Lot Boundary
- Waterway
- Garbage Collection Area - Mt Molloy
- Garbage Benefitted

Paddys Green - Map 13



Garbage Collection Area - Paddys Green

Map Grid of Australia Zone 55 (GDA94)

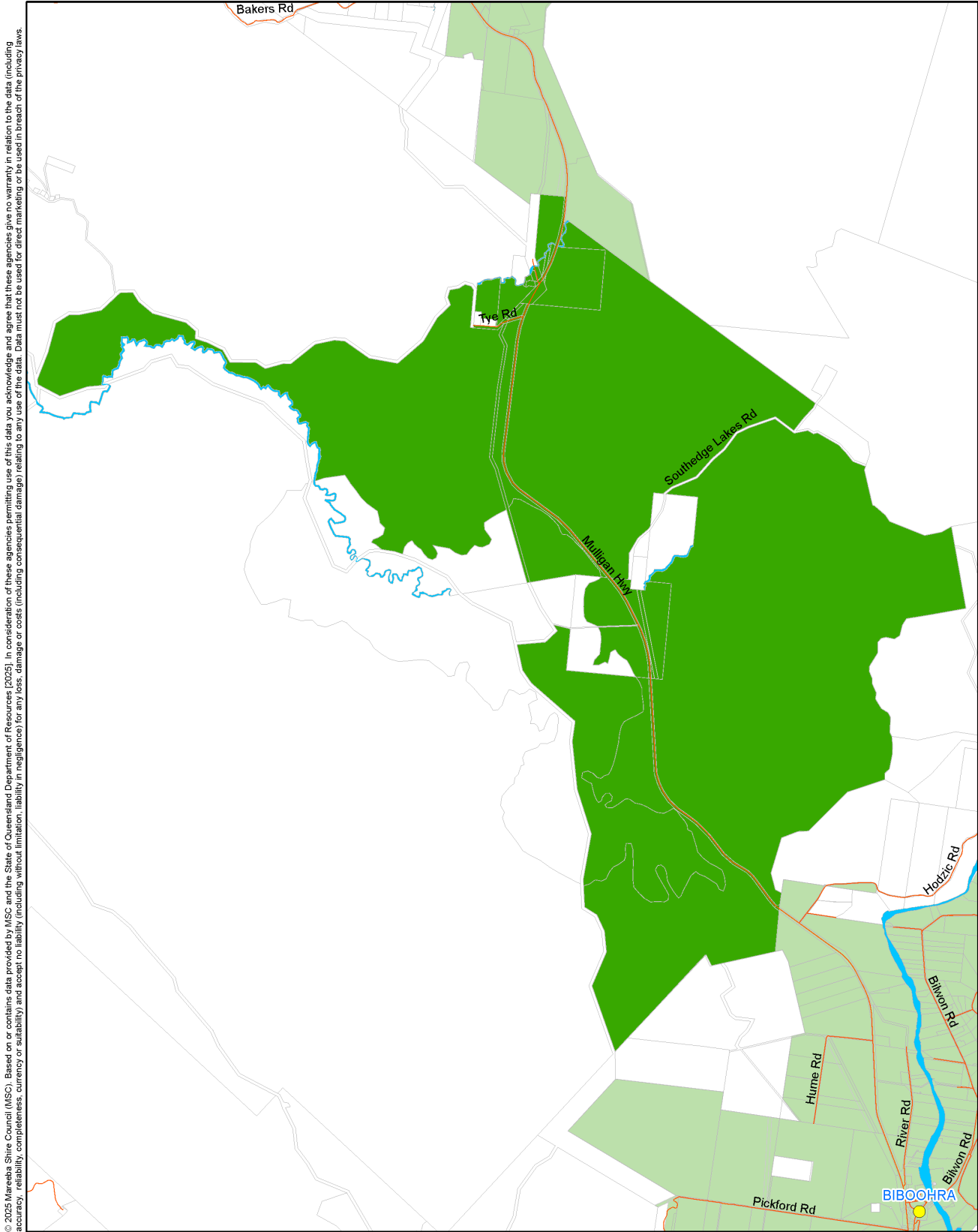
0 2 4 Kilometres



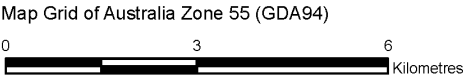
Legend

- Road
- Lot Boundary
- Waterway
- Garbage Collection Area - Paddys Green
- Garbage Benefitted

Southedge - Map 14



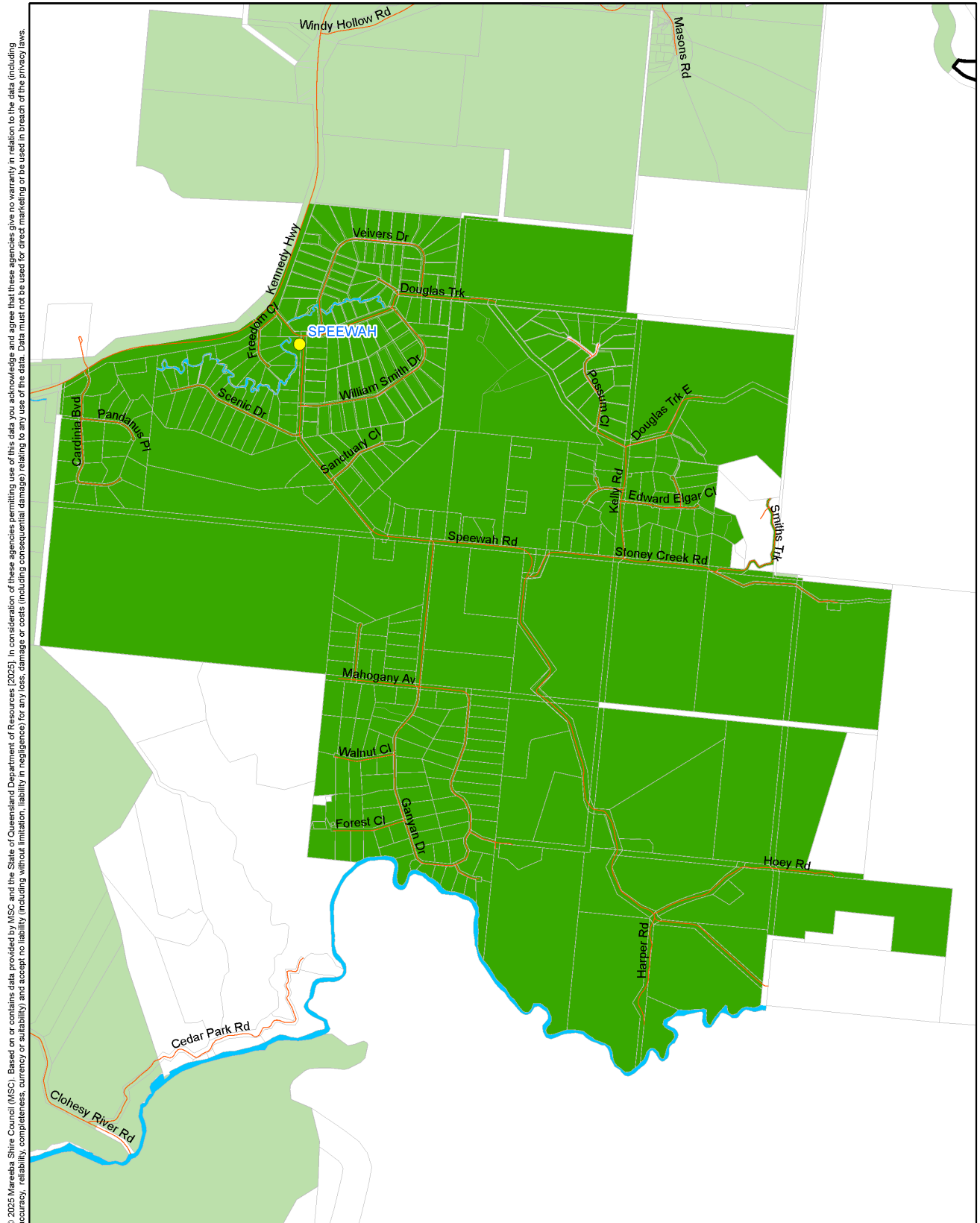
Garbage Collection Area
- Southedge



- Legend**
- Place
 - Waterway
 - Road
 - Lot Boundary
 - Garbage Collection Area - Southedge
 - Garbage Benefitted



Speewah - Map 15



Garbage Collection Area - Speewah

Map Grid of Australia Zone 55 (GDA94)

0 1 2 Kilometres



Legend

- Place
- Road
- Lot Boundary
- Waterway
- Garbage Collection Area - Speewah
- Garbage Benefitted

Sewerage Areas

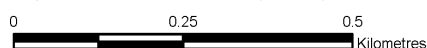
Kuranda - Map 16



Sewerage Area - Kuranda



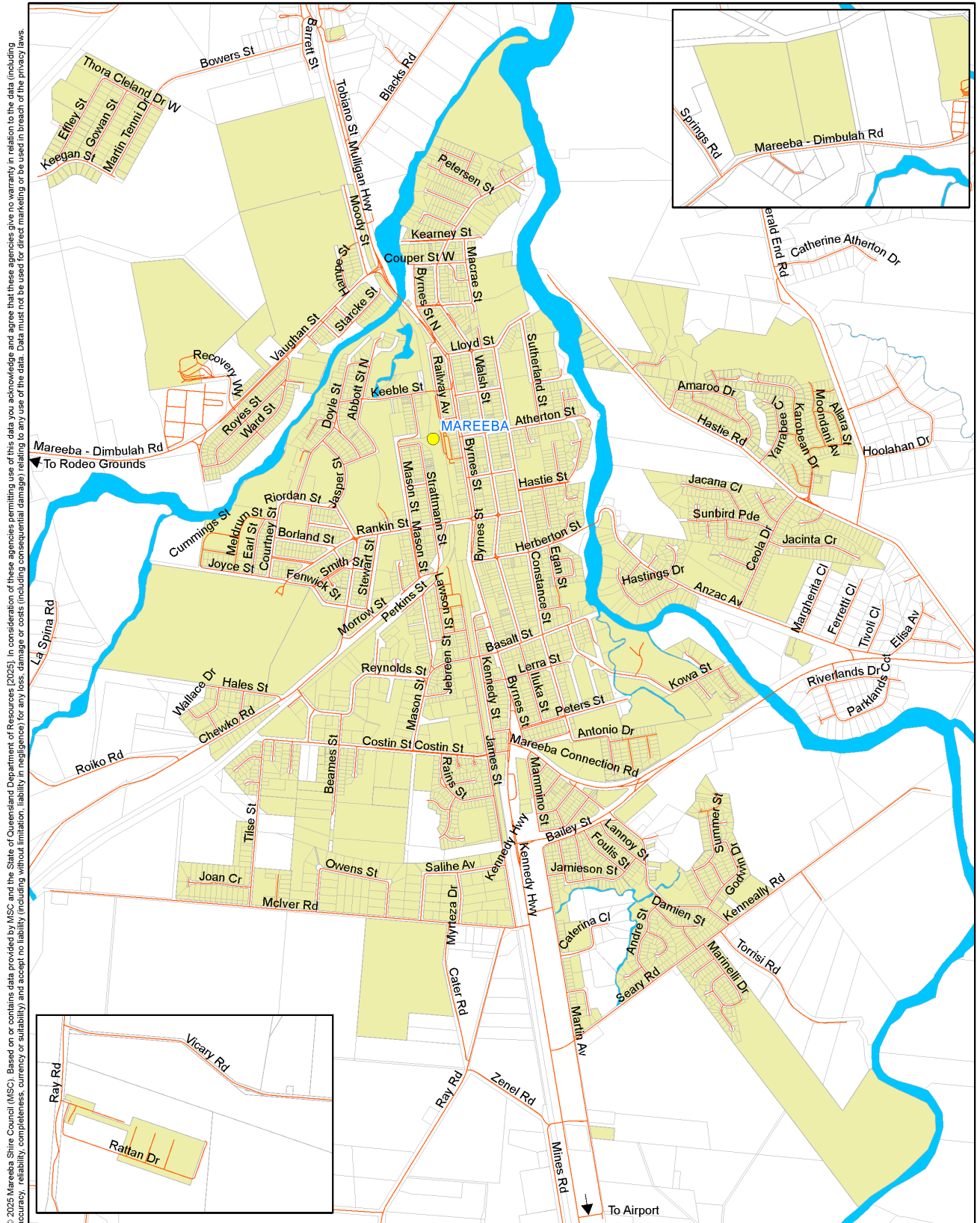
Map Grid of Australia Zone 55 (GDA94)



Legend

- Place
- Road
- Lot Boundary
- Waterway
- Sewerage Benefited

Mareeba - Map 17

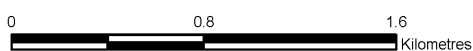


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Sewerage Area - Mareeba



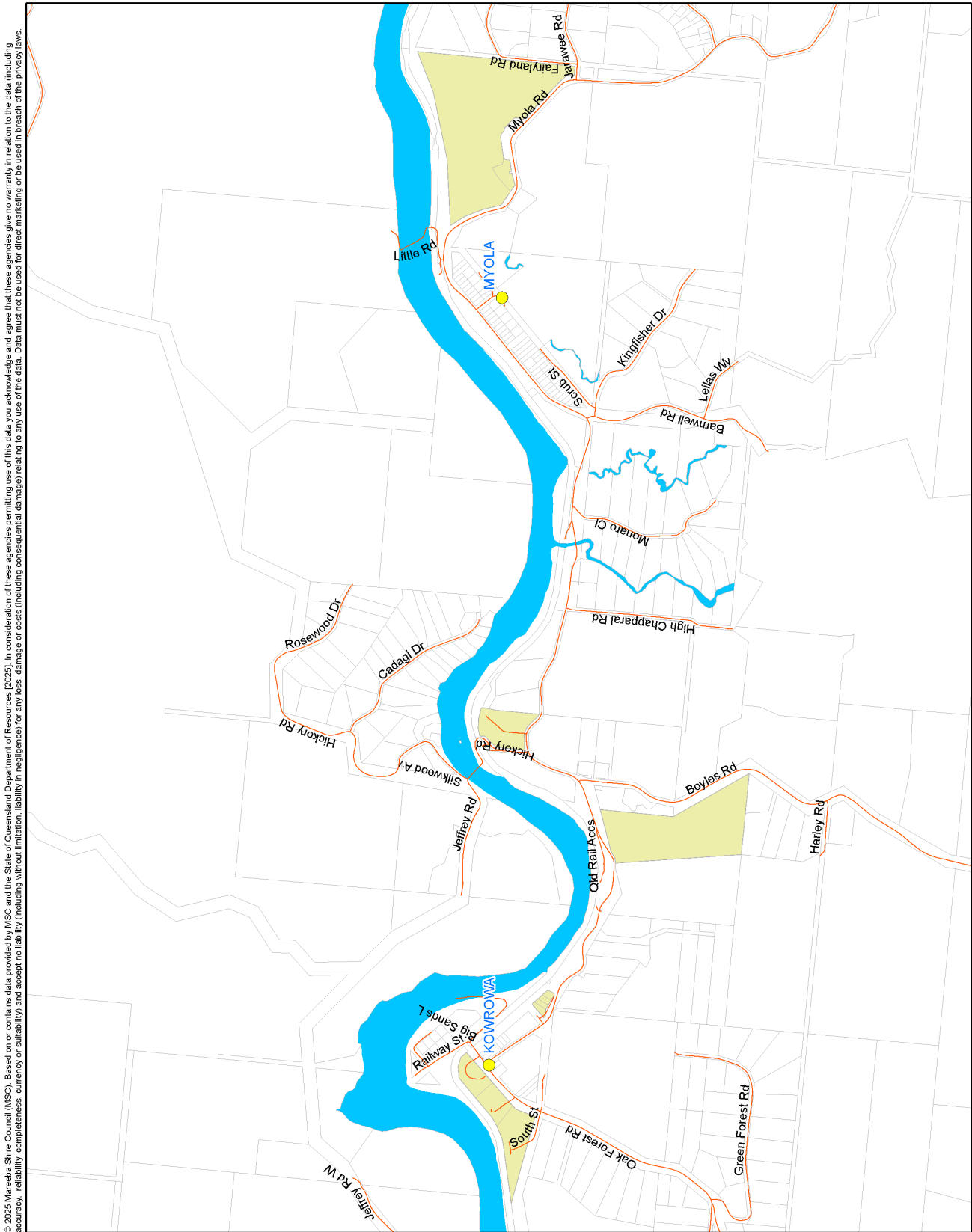
Map Grid of Australia Zone 55 (GDA94)



Legend

- Place
- Waterway
- Road
- Sewerage Benefited
- Lot Boundary

Myola - Map 18

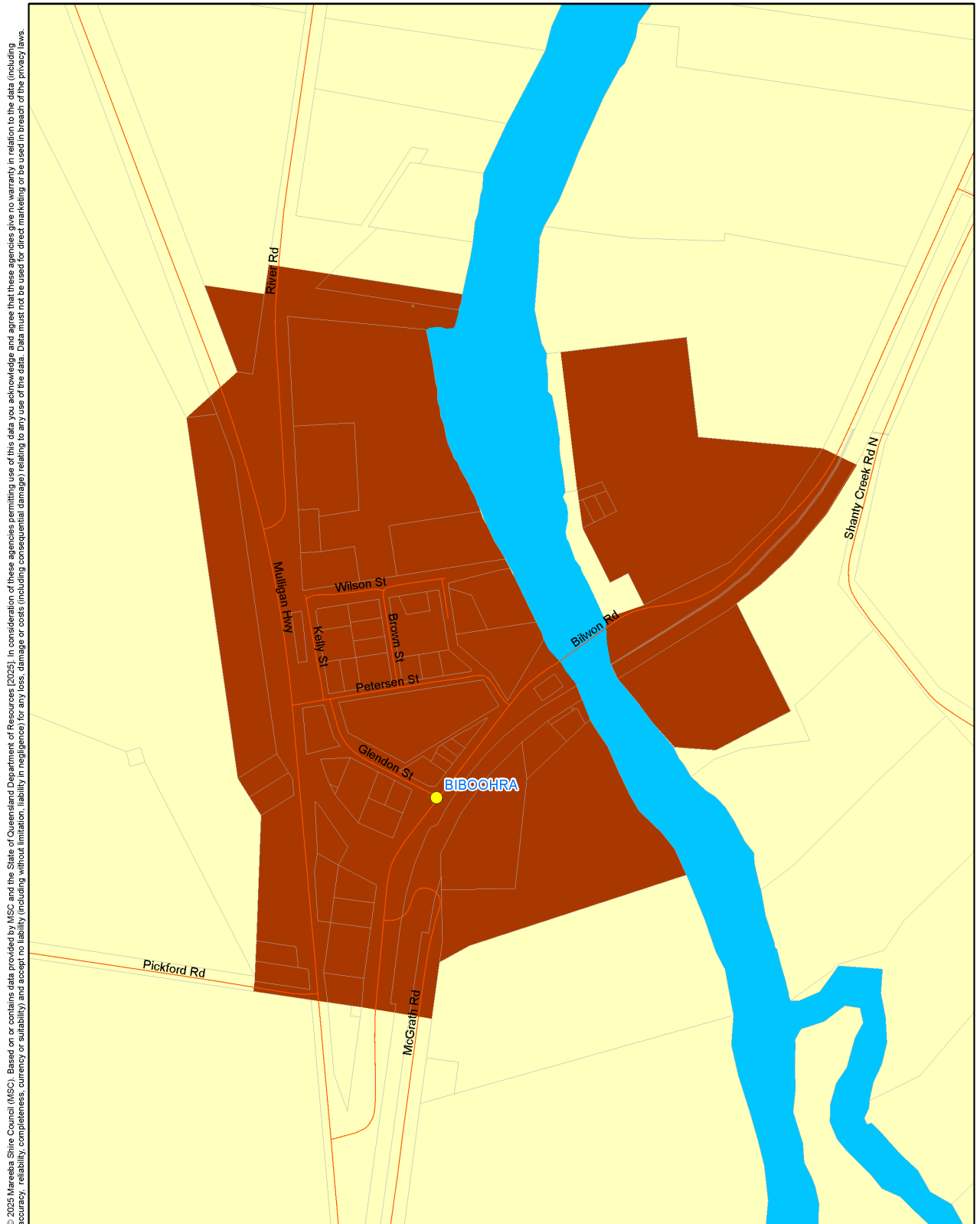


Sewerage Area - Myola



Urban Areas

Bibbohra - Map 19



Urban Area - Bibbohra

Map Grid of Australia Zone 55 (GDA94)

0 0.25 0.5
Kilometres

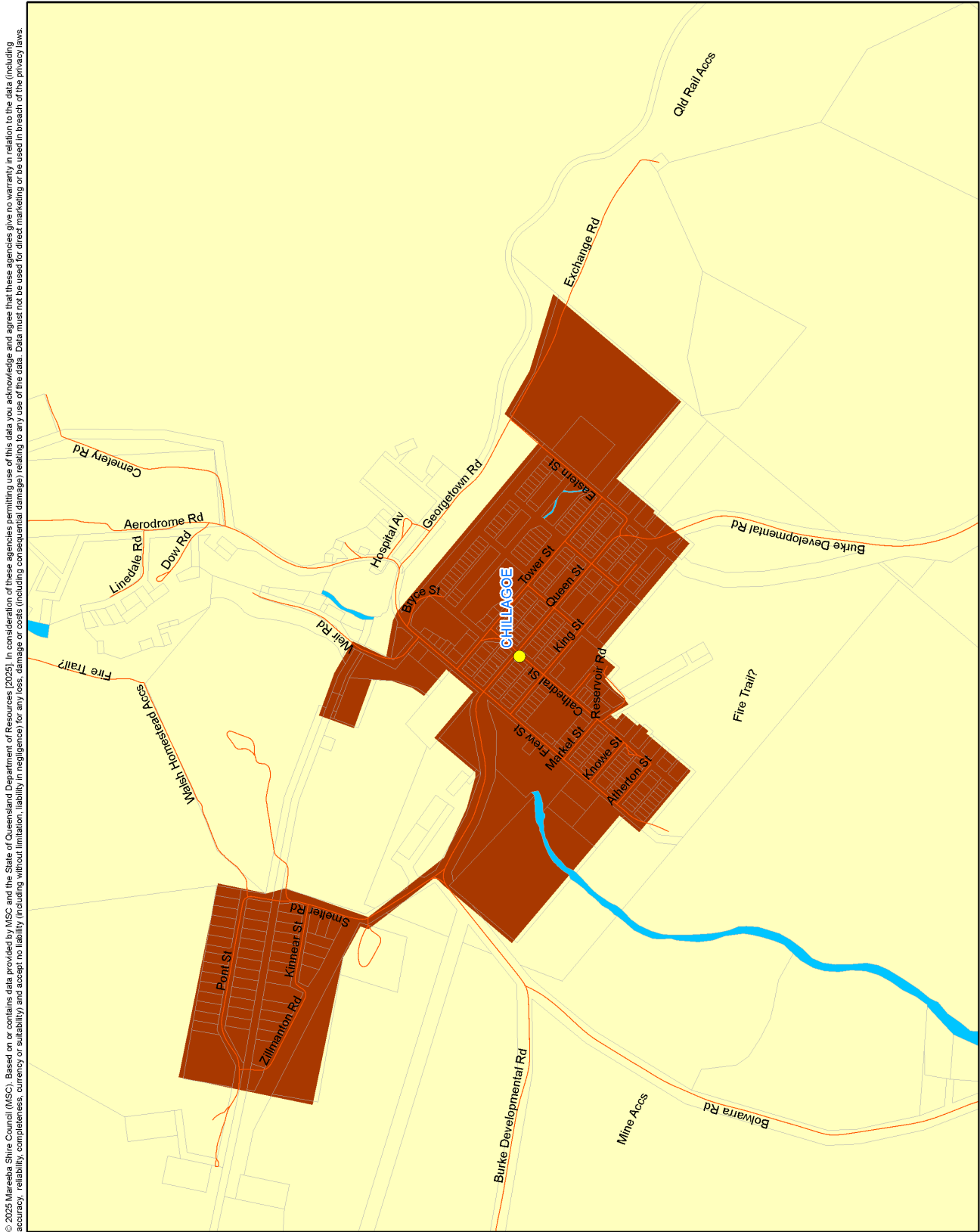


Legend

- Place
- Road
- Lot Boundary
- Waterway
- Urban
- Regional Landscape & Rural Production

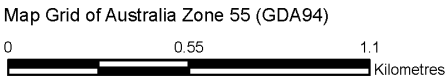


Chillagoe - Map 20



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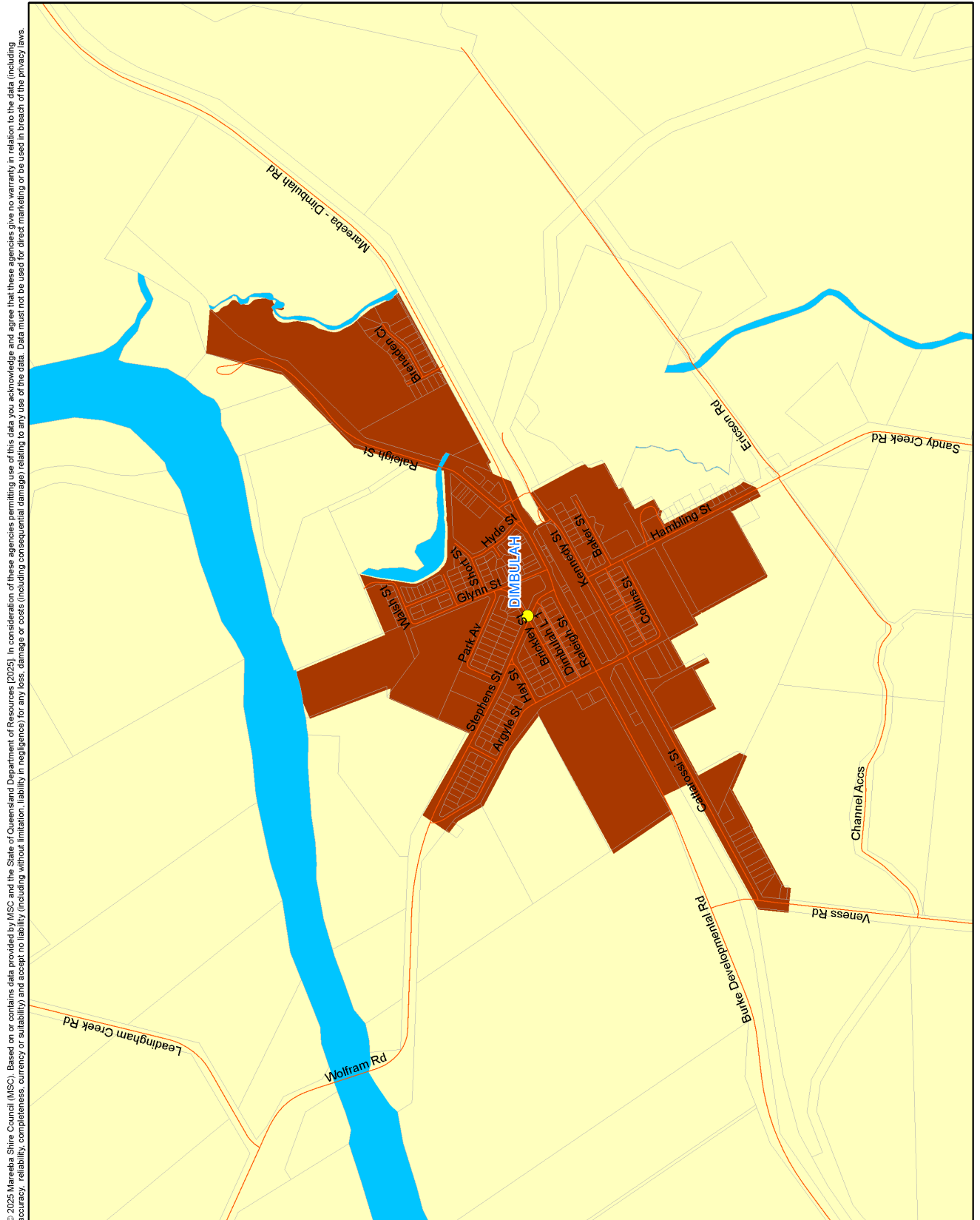
Urban Area - Chillagoe



Legend

Place	Waterway
Road	Urban
Lot Boundary	Regional Landscape & Rural Production

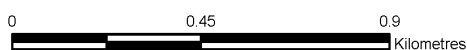
Dimbulah - Map 21



Urban Area - Dimbulah



Map Grid of Australia Zone 55 (GDA94)

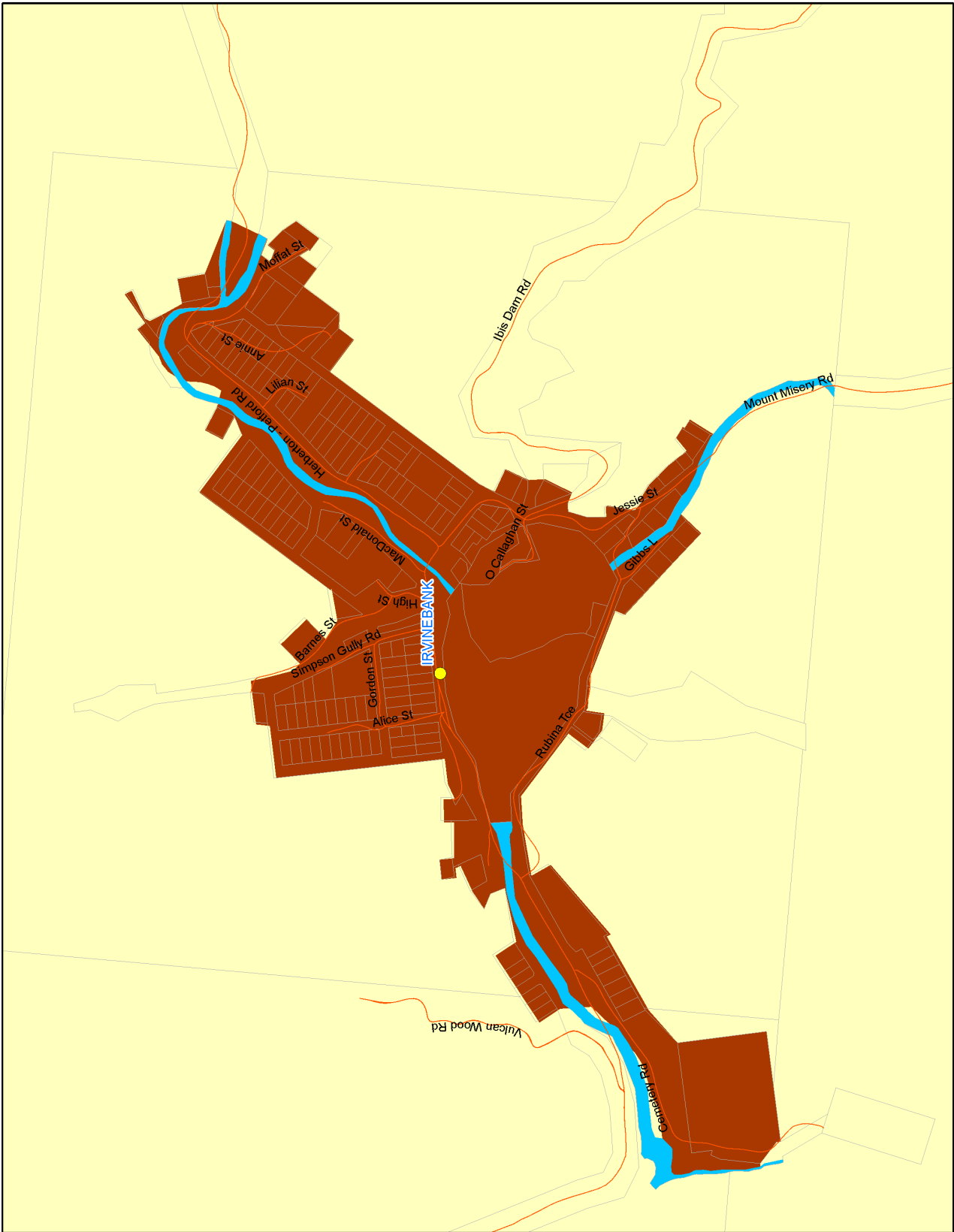


Legend

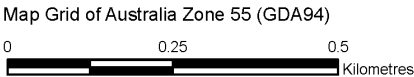
- Place
- Road
- Lot Boundary
- Waterway
- Urban
- Regional Landscape & Rural Production

Irvinebank - Map 22

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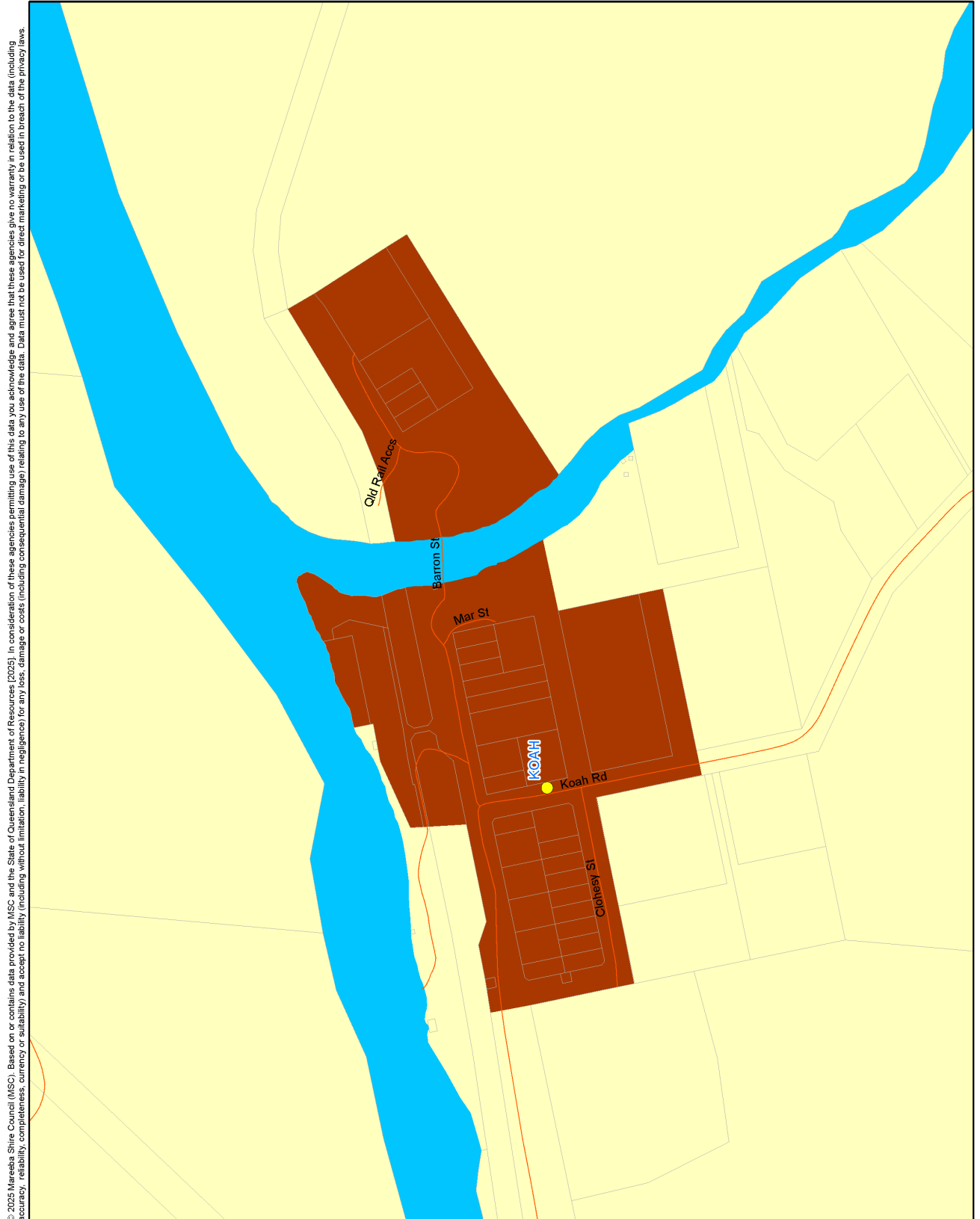


Urban Area - Irvinebank



Legend	
Place	Waterway
Road	Urban
Lot Boundary	Regional Landscape & Rural Production

Koah - Map 23



Urban Area - Koah



Map Grid of Australia Zone 55 (GDA94)

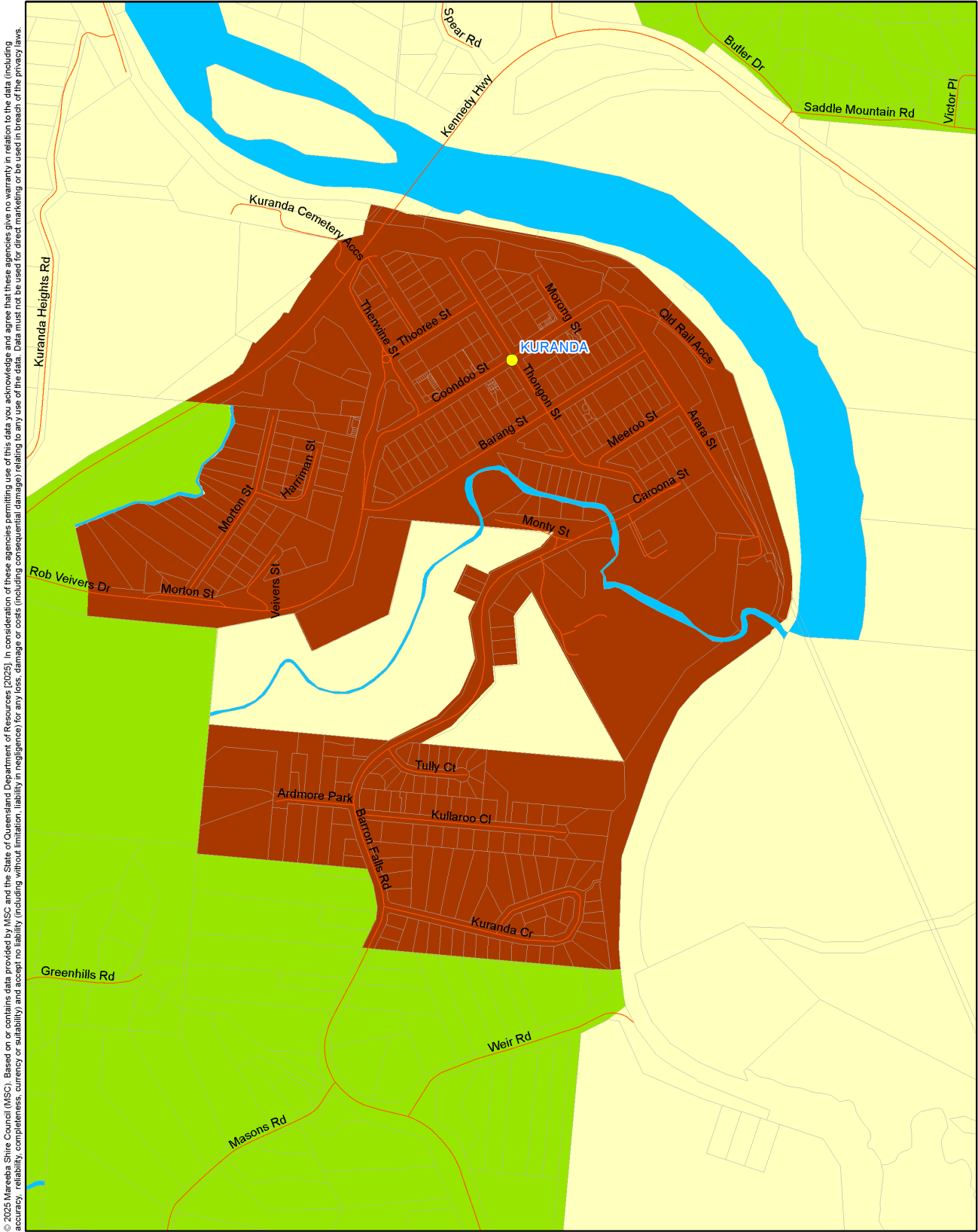
0 0.15 0.3
Kilometres



Legend

- Place
- Waterway
- Road
- Urban
- Lot Boundary
- Regional Landscape & Rural Production

Kuranda - Map 24



Urban Area - Kuranda



Legend

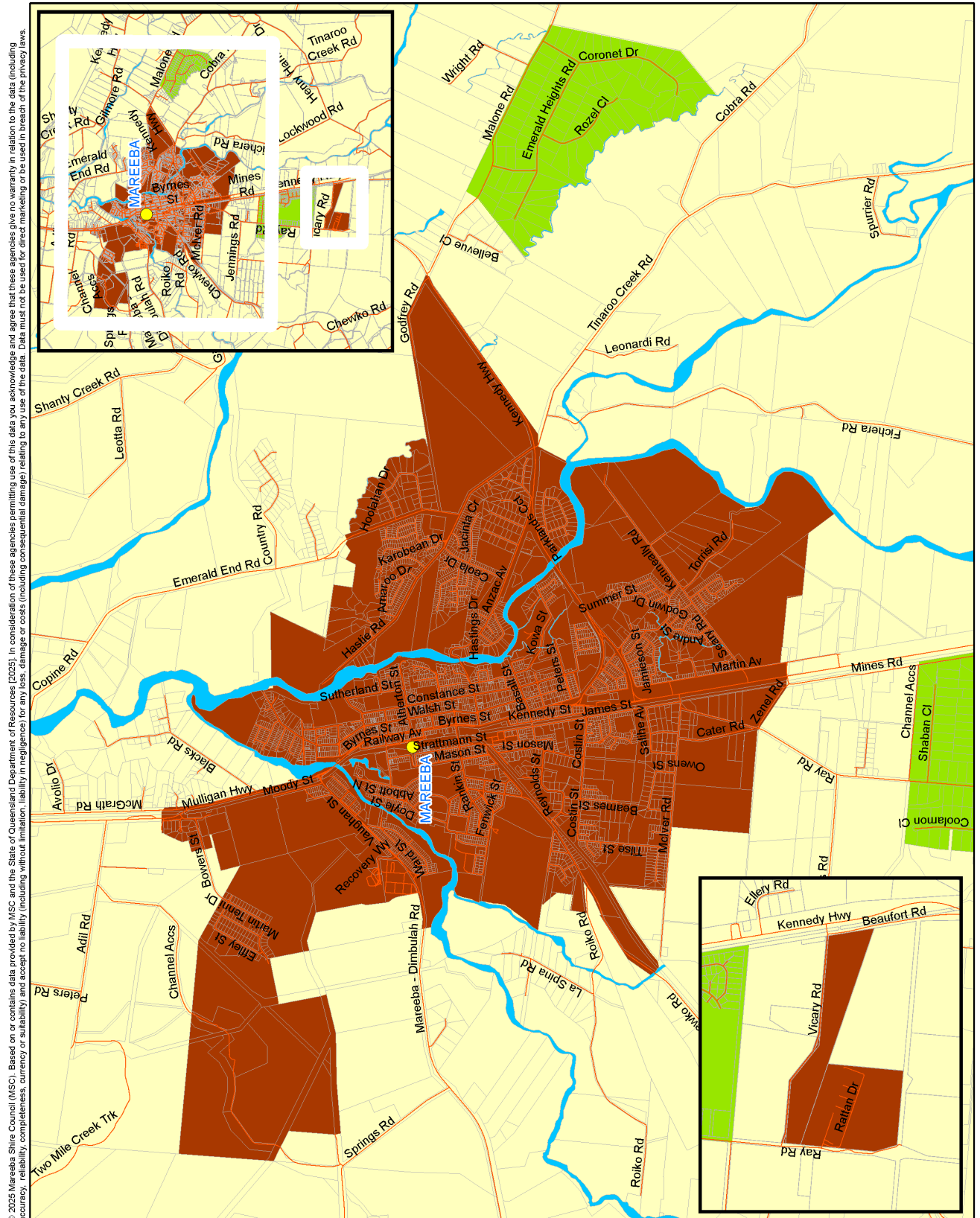
- Place
- Road
- Lot Boundary
- Waterway
- Urban
- Rural Living
- Regional Landscape & Rural Production

Map Grid of Australia Zone 55 (GDA94)

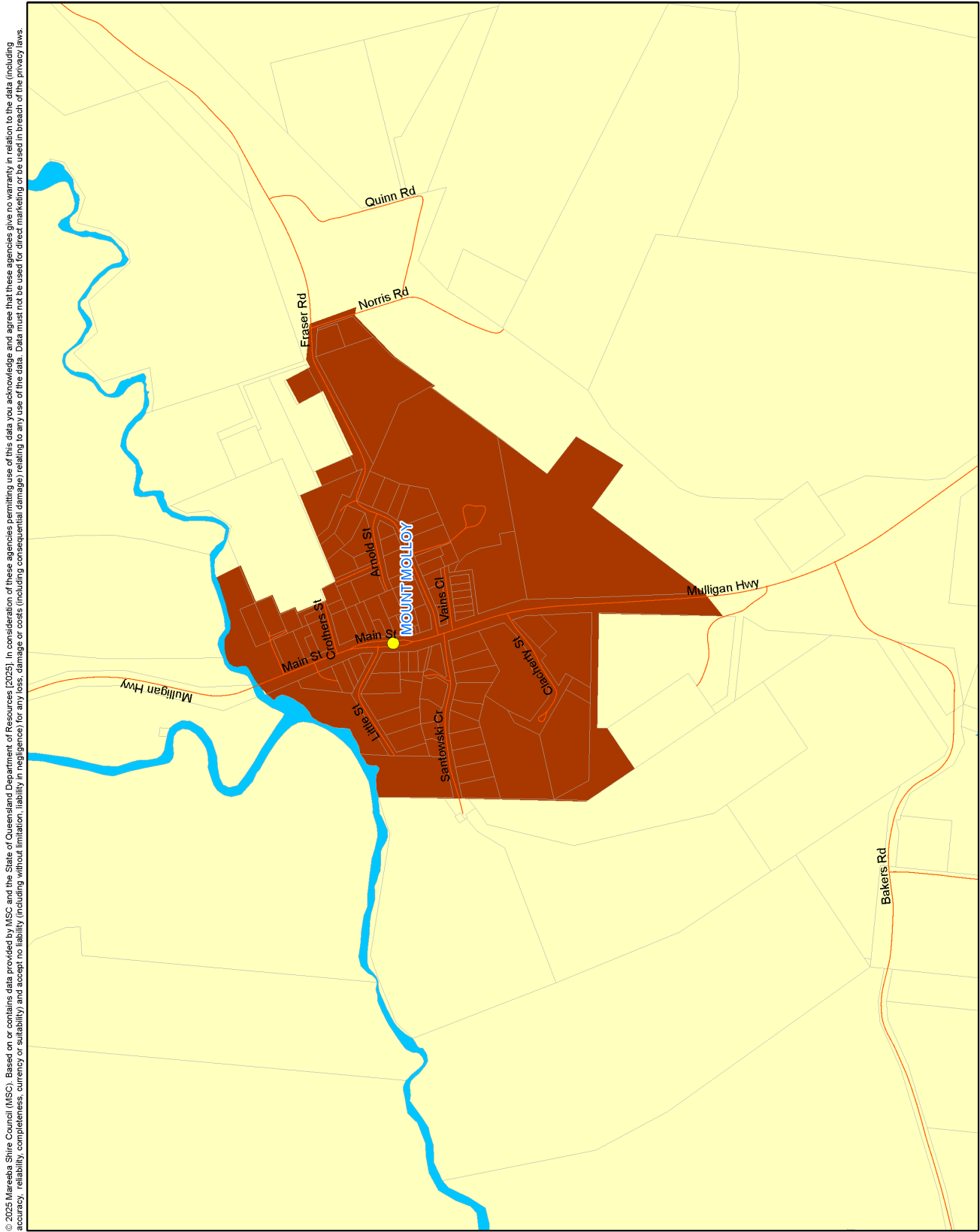
0 0.25 0.5 Kilometres



Mareeba - Map 25

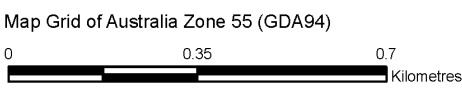


Mount Molloy - Map 26



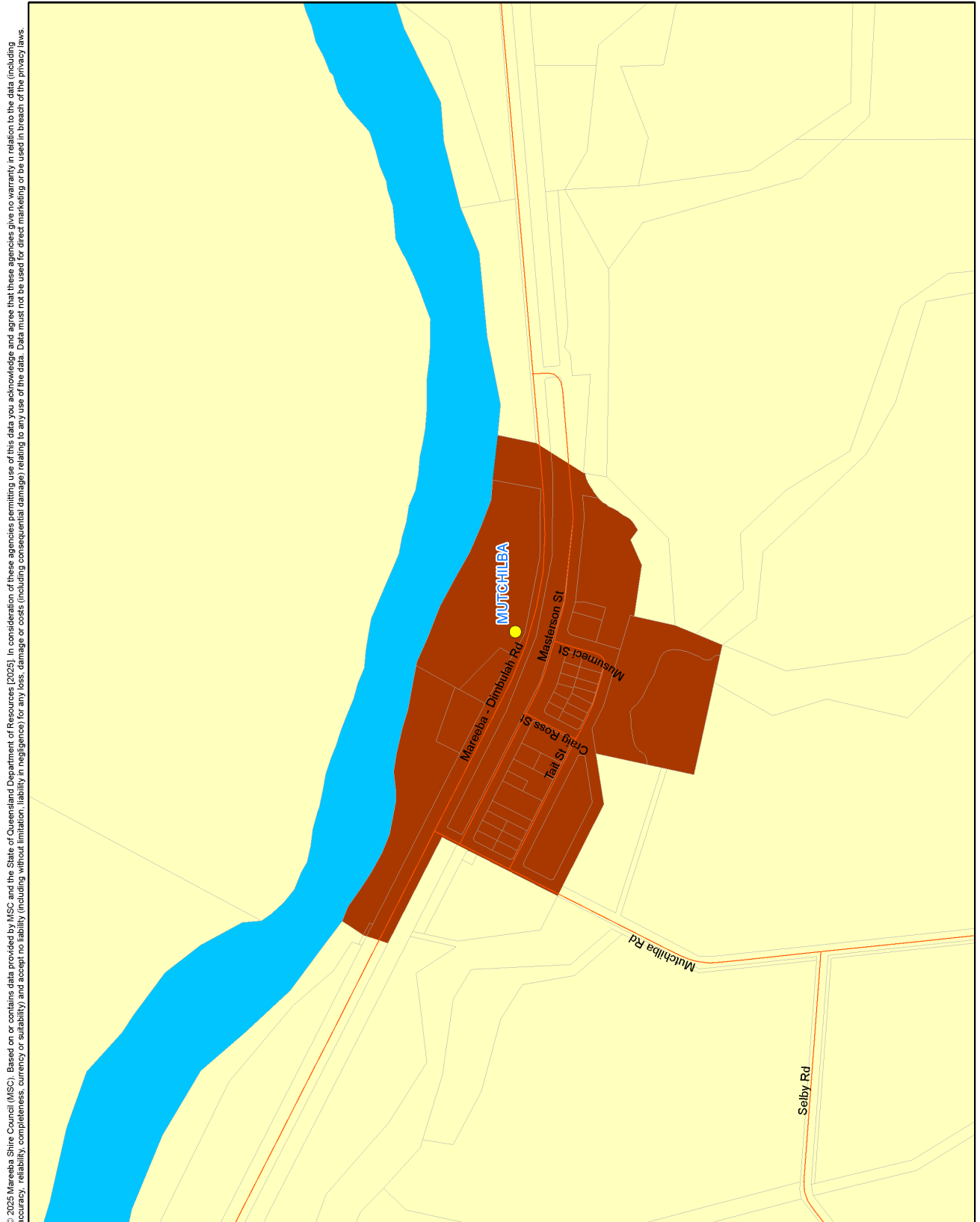
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Urban Area - Mt Molloy



- Legend**
- Place (Yellow dot)
 - Road (Orange line)
 - Lot Boundary (Thin grey line)
 - Waterway (Blue line)
 - Urban (Dark brown area)
 - Regional Landscape & Rural Production (Light yellow area)

Mutchilba - Map 27

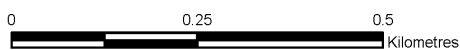


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Urban Area - Mutchilba



Map Grid of Australia Zone 55 (GDA94)

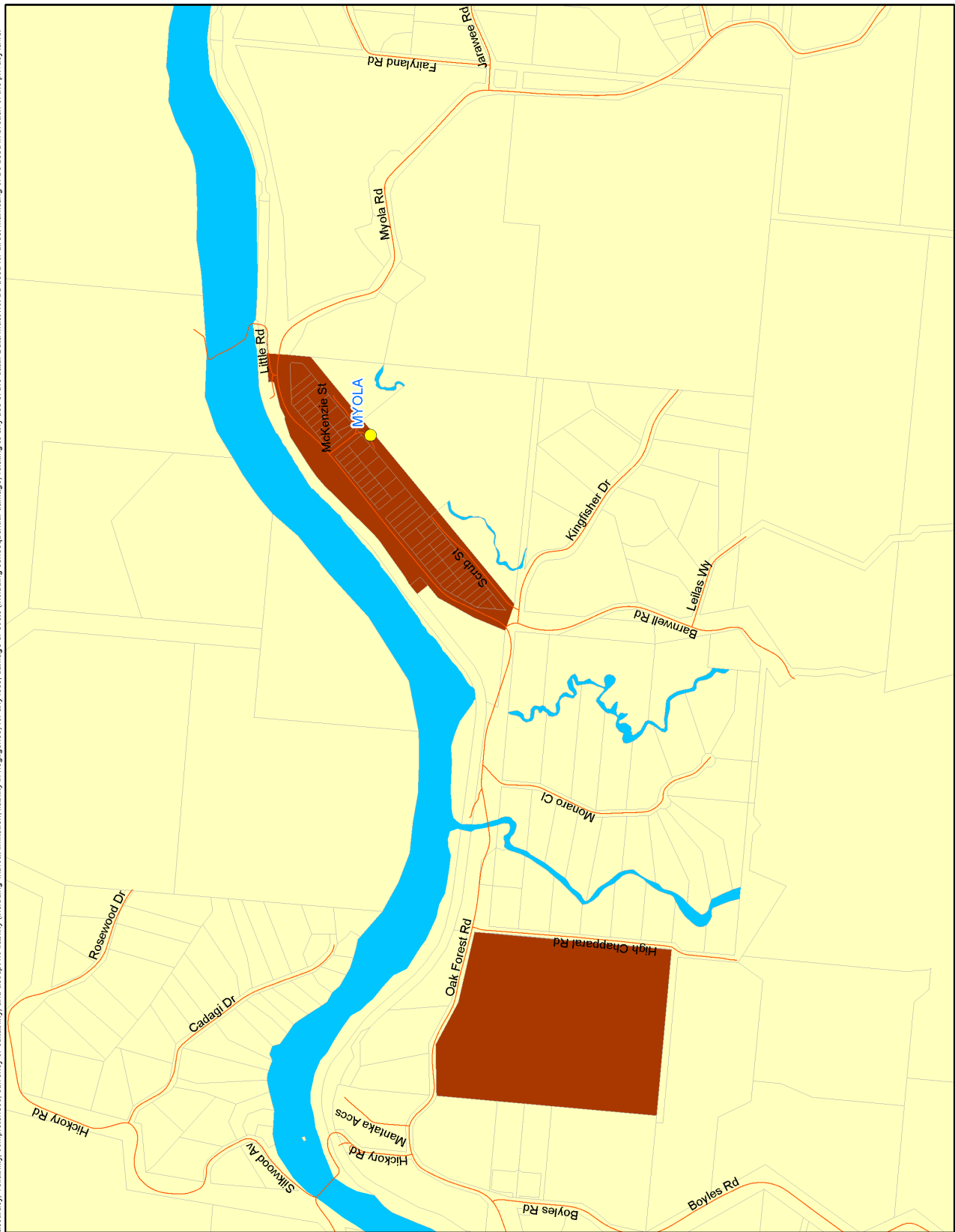


Legend

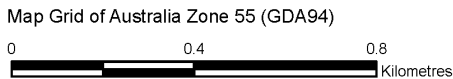
- Place
- Waterway
- Road
- Urban
- Lot Boundary
- Regional Landscape & Rural Production

Myola - Map 28

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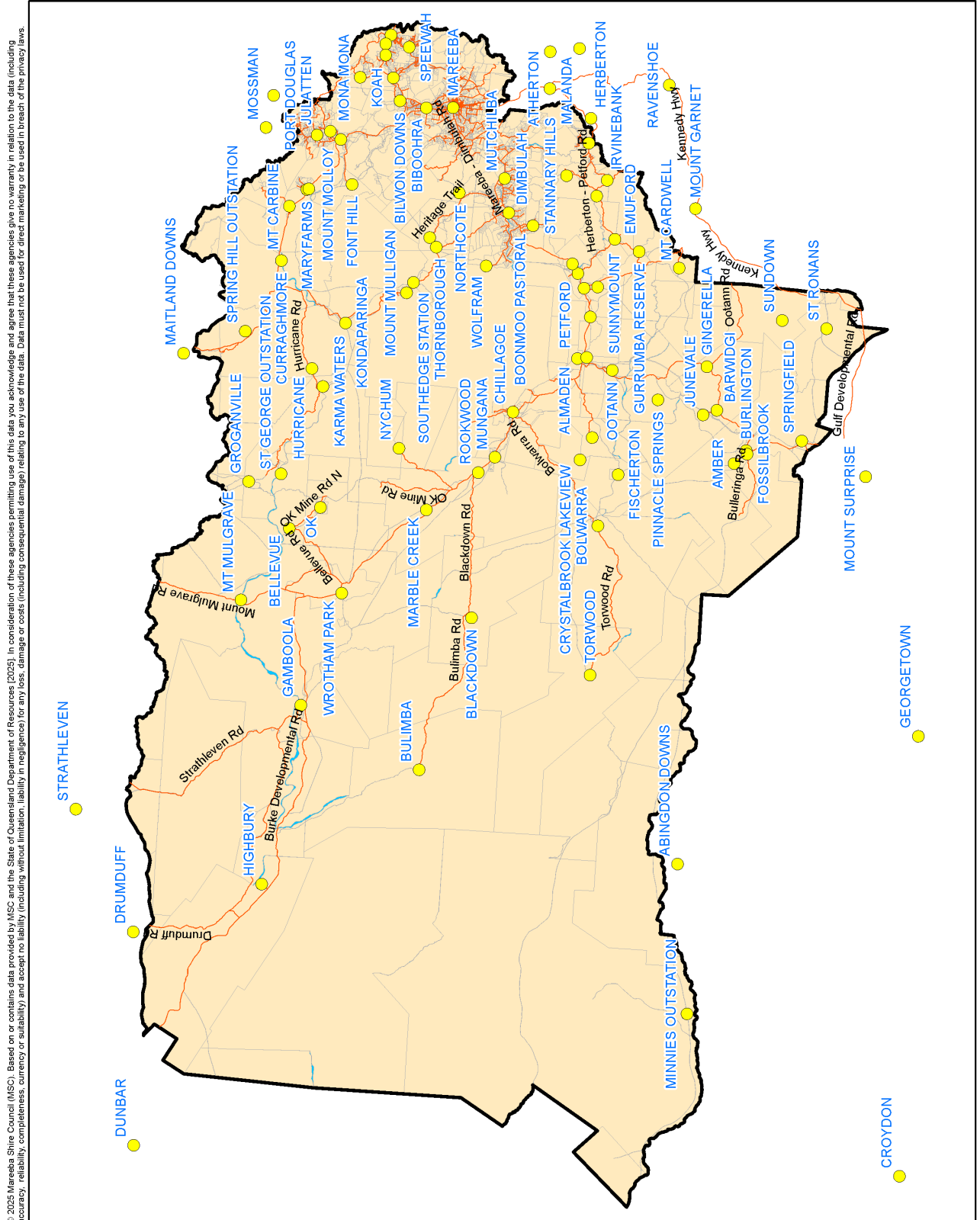
Urban Area - Myola



- Legend**
- Place
 - Road
 - Lot Boundary
 - Waterway
 - Urban
 - Regional Landscape & Rural Production

Waste Facilities Charge Area

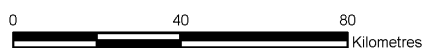
Map 29



Waste Facilities Charge



Map Grid of Australia Zone 55 (GDA94)

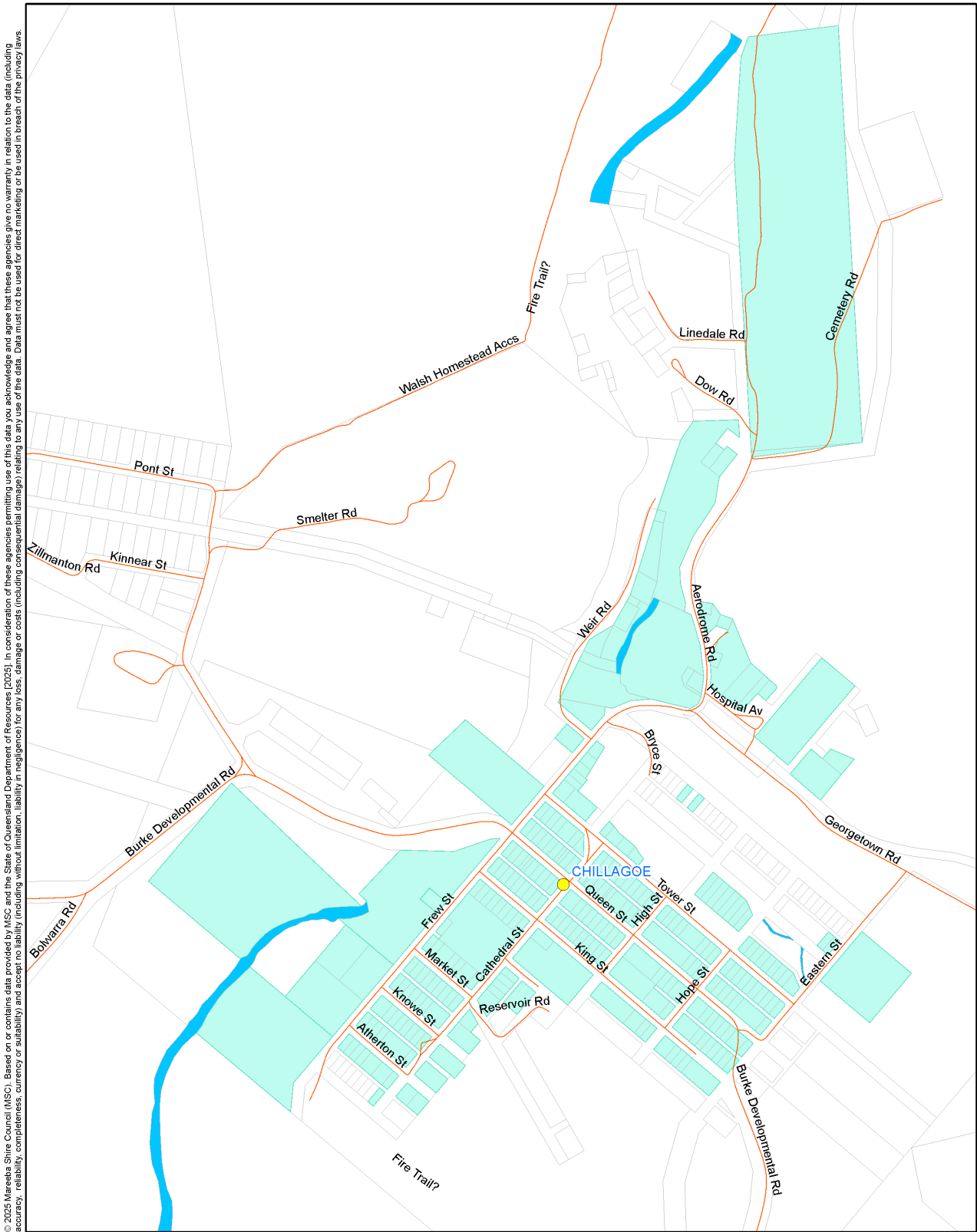


Legend

- Place
- Road
- Waterway
- MSC Boundary
- Waste Management Levy
- Lot Boundary

Water Supply Areas

Chillagoe - Map 30



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Water Supply Area
- Chillagoe

Map Grid of Australia Zone 55 (GDA94)

0 0.4 0.8
Kilometres

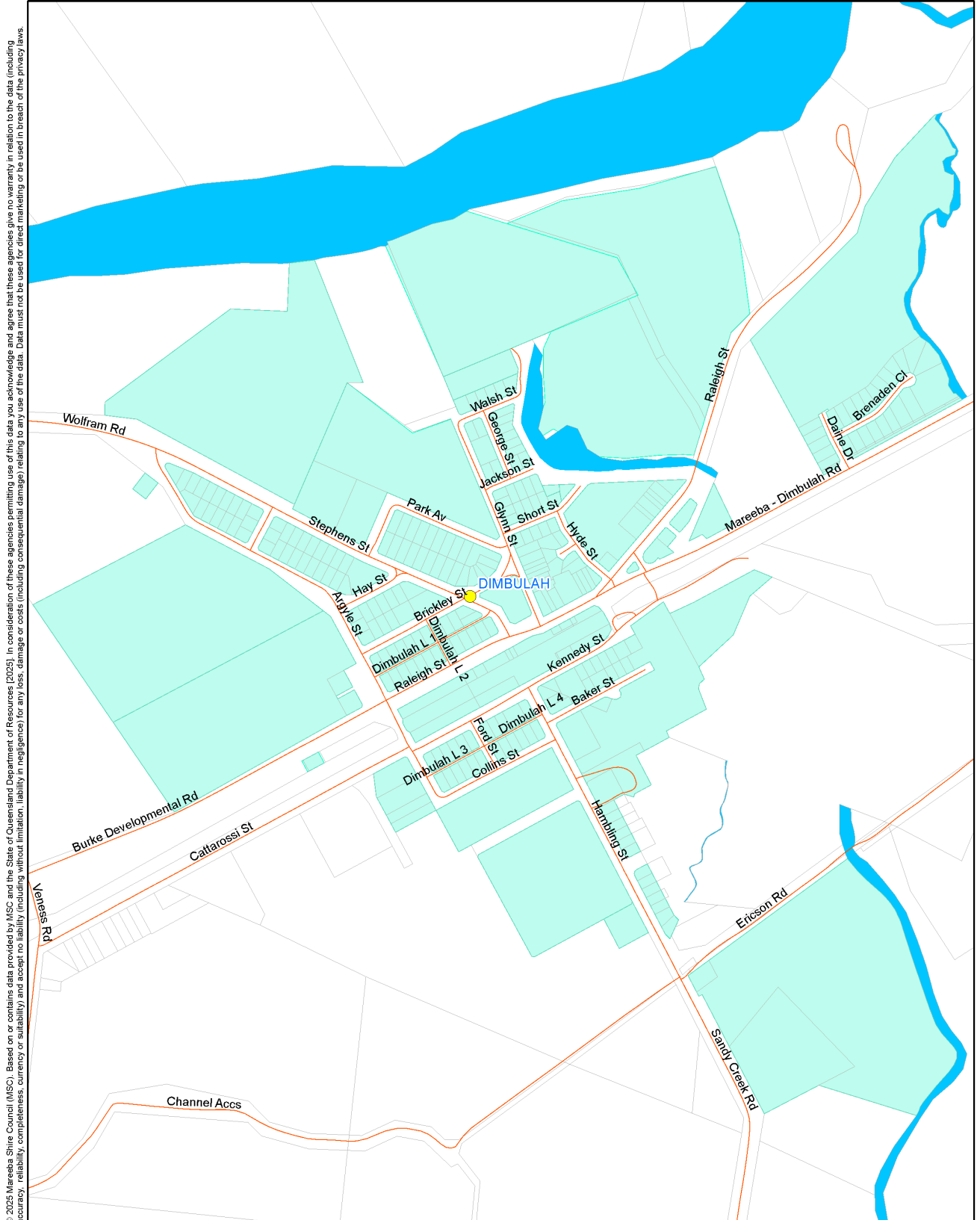


Legend

- Place
- Waterway
- Road
- Treated Water Supply
- Lot Boundary



Dimbulah - Map 31



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Water Supply Area - Dimbulah

Map Grid of Australia Zone 55 (GDA94)

0 0.3 0.6 Kilometres



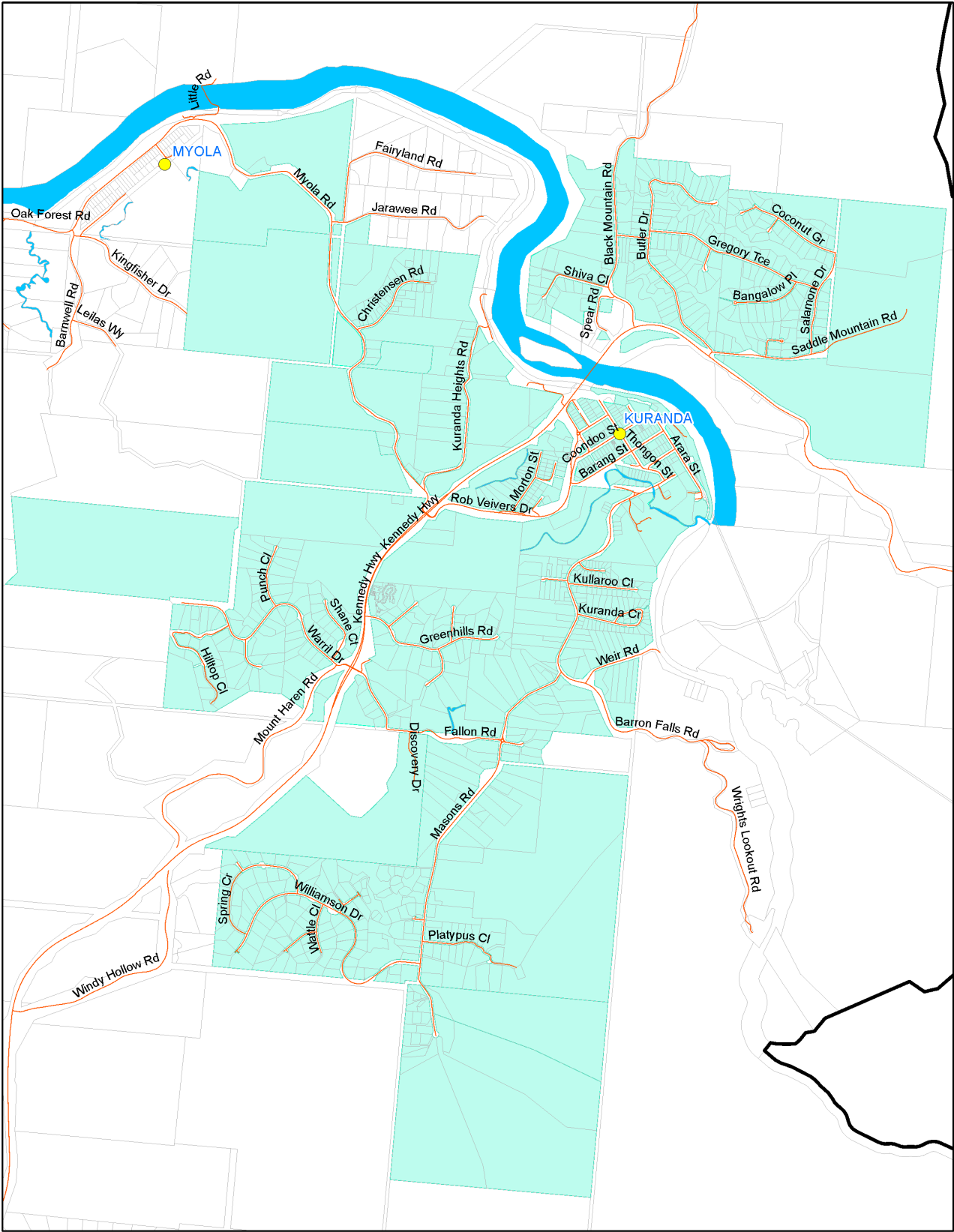
Legend

- Place
- Road
- Lot Boundary
- Waterway
- Treated Water Supply

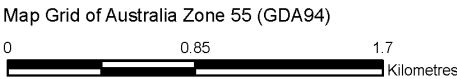


Kuranda - Map 32

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Water Supply Area
- Kuranda

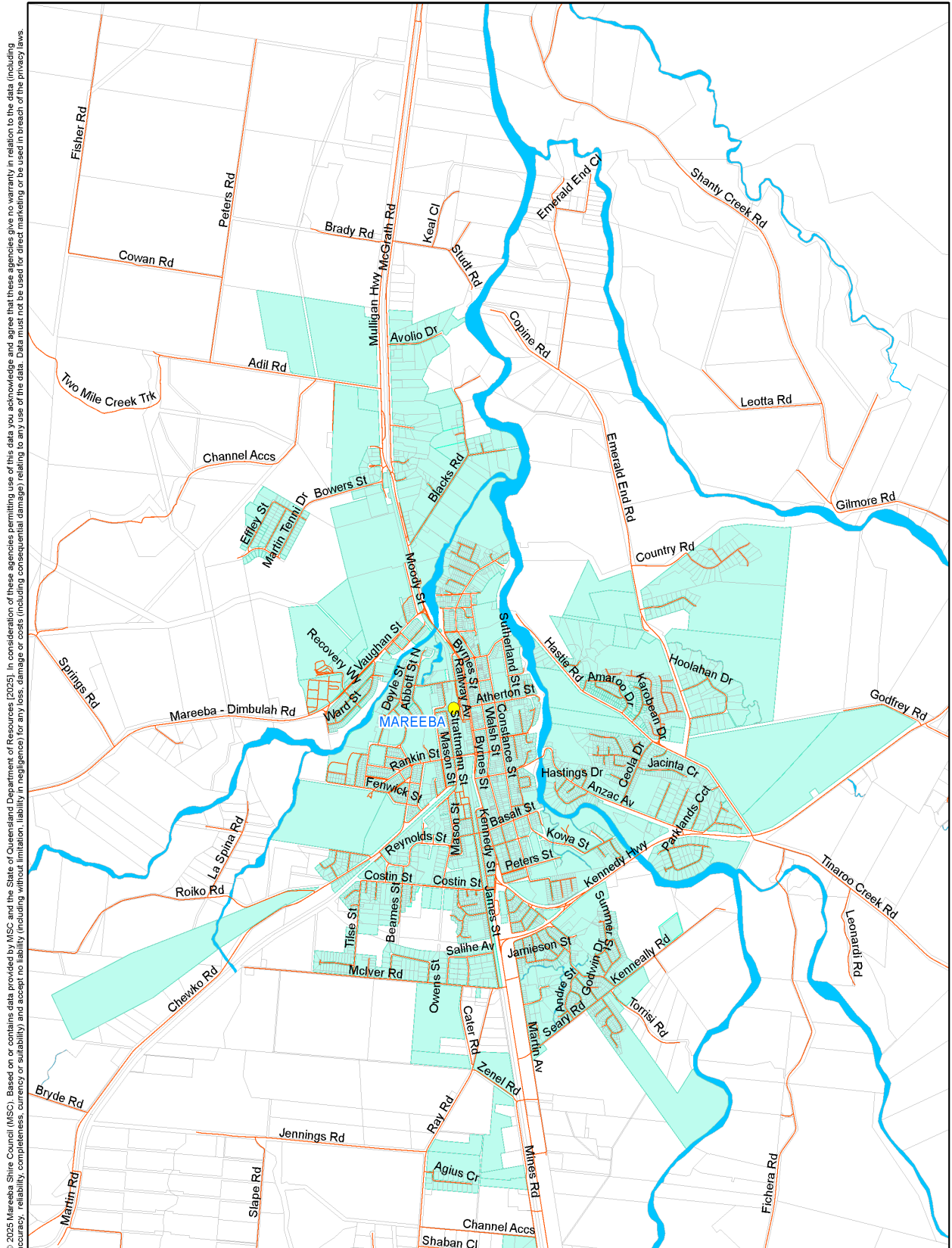


Legend

- Place
- Road
- MSC Boundary
- Lot Boundary
- Waterway
- Treated Water Supply



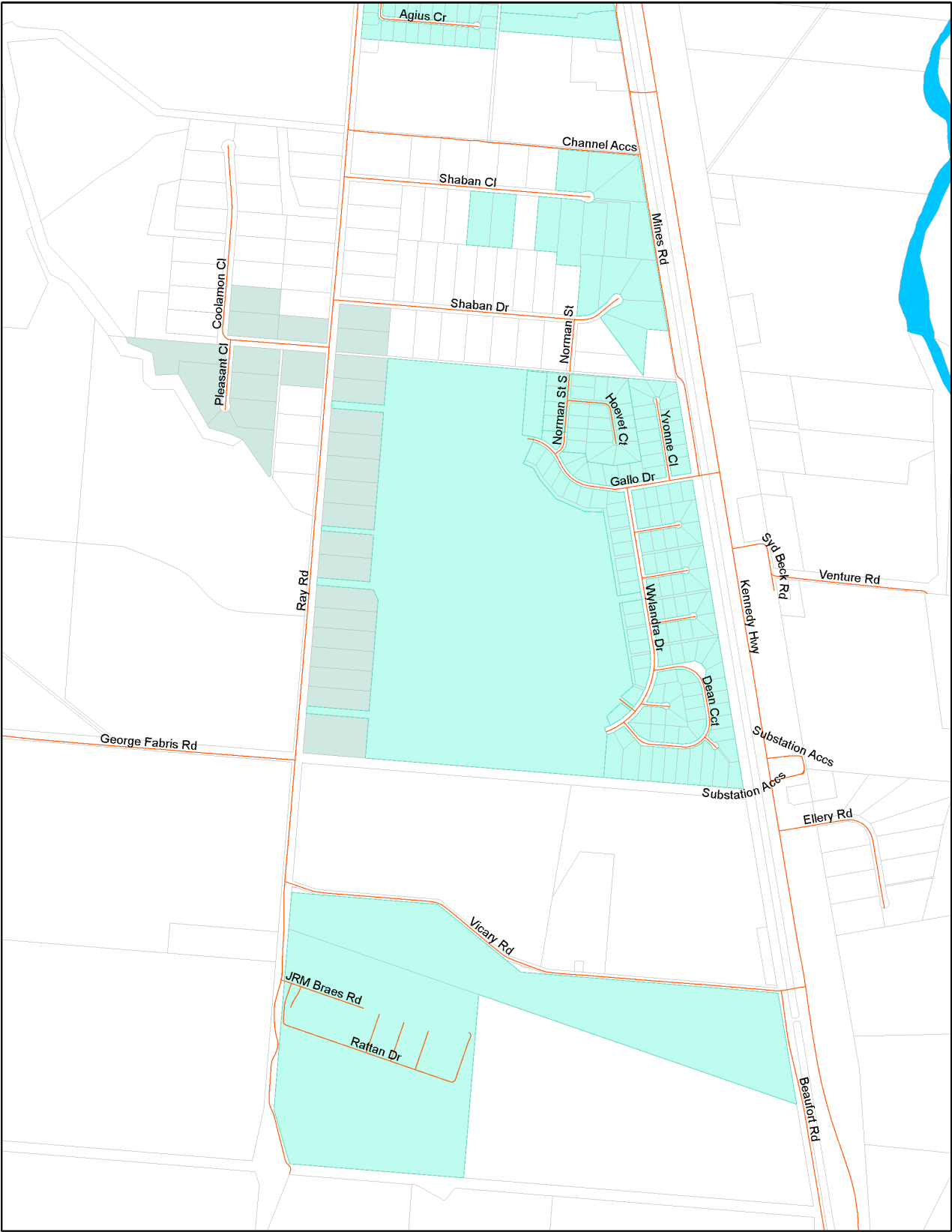
Mareeba - Map 33



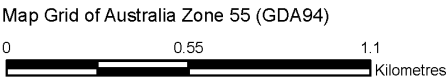
© 2025 Mareeba Shire Council (MSC). Based on or contains data provided by MSC and the State of Queensland Department of Resources [2025]. In consideration of these agencies permitting use of this data you acknowledge and agree that these agencies give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

Mareeba South (Untreated) - Map 34

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Water Supply Area
- Mareeba South

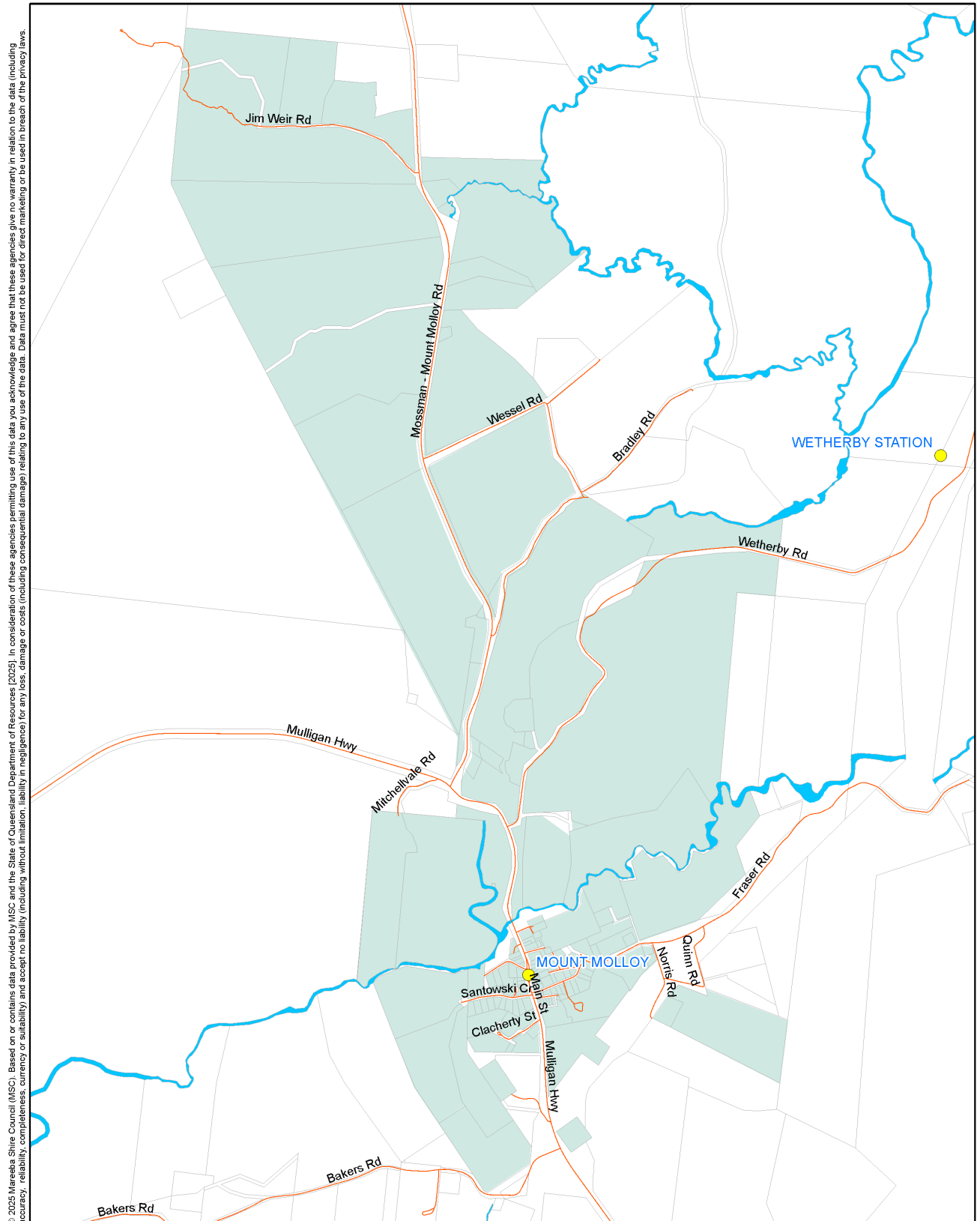


Legend

- Road
- Lot Boundary
- Waterway
- Untreated Water Supply
- Treated Water Supply

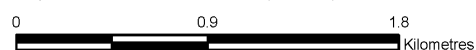


Mount Molloy - Map 35



Water Supply Area - Mt Molloy

Map Grid of Australia Zone 55 (GDA94)

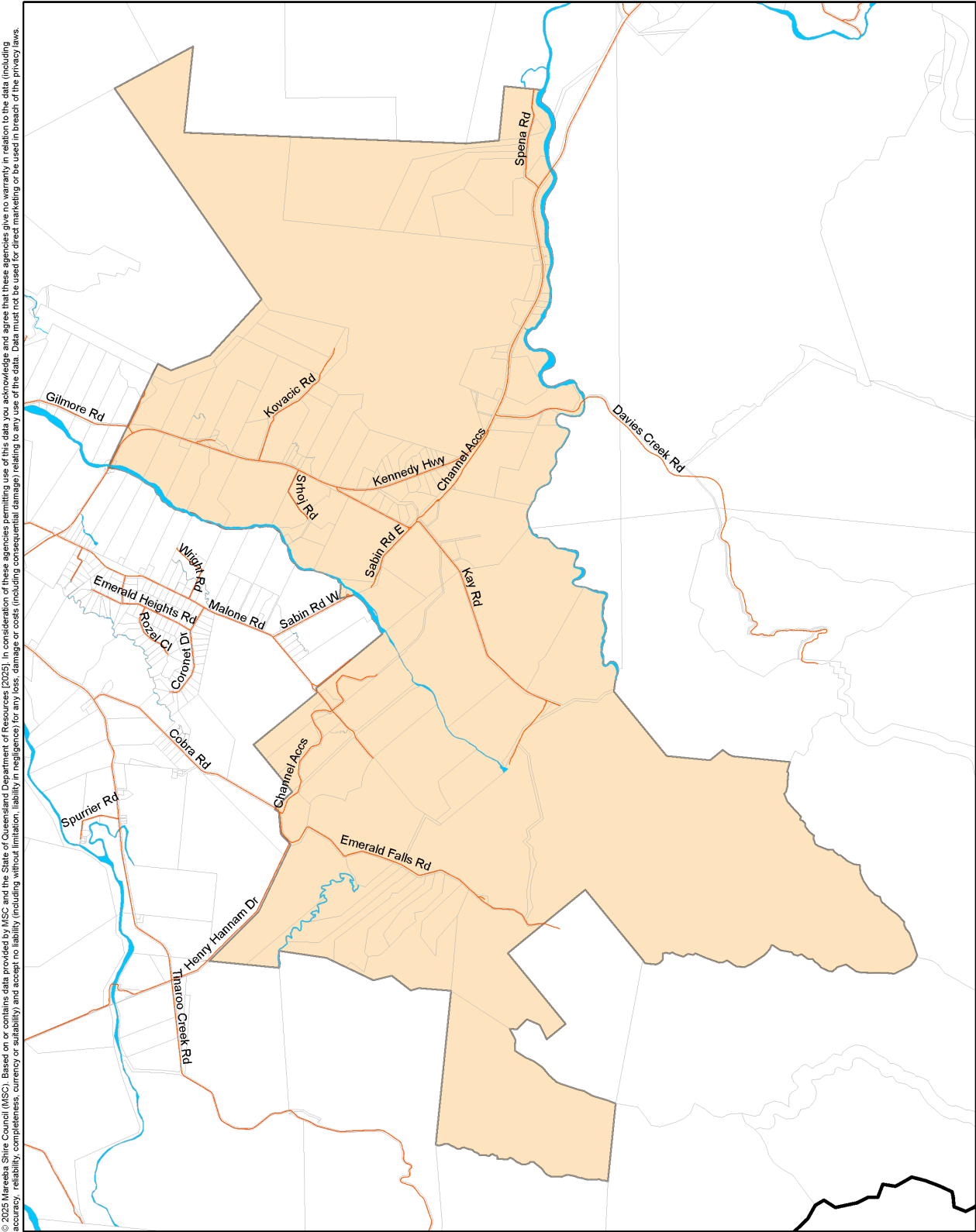


Legend

- Place
- Road
- Lot Boundary
- Waterway
- Untreated Water Supply

Volunteer Brigade Services Area

Davies Creek - Map 36



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Volunteer Brigade Services
- Davies Creek Rural

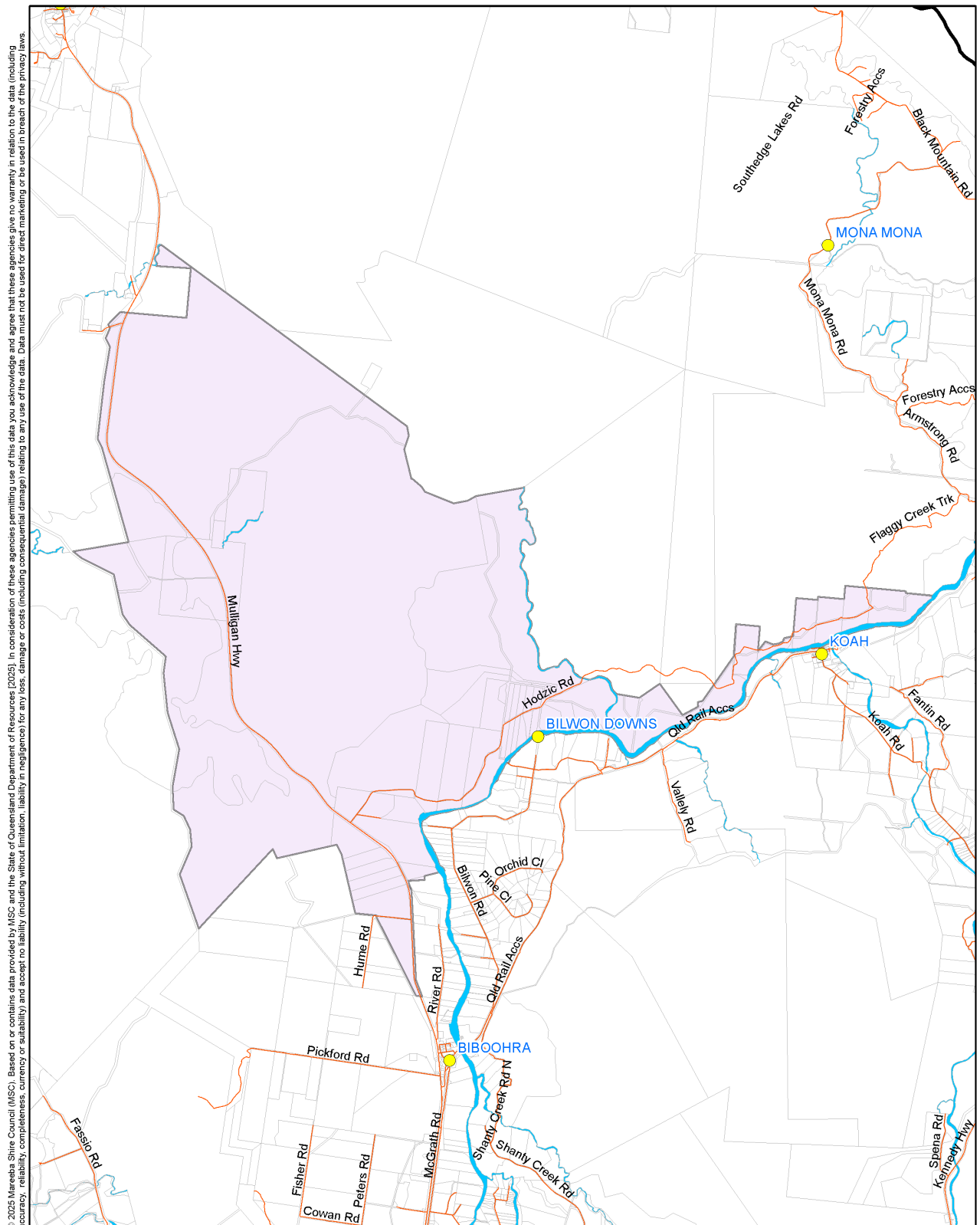
Map Grid of Australia Zone 55 (GDA94)
0 2 4 Kilometres



- Legend**
- Road
 - Waterway
 - MSC Boundary
 - Davies Creek Rural
 - Lot Boundary

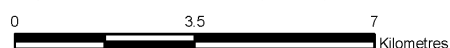


Hodzic Road - Map 37



Volunteer Brigade Services - Hodzic Road Rural

Map Grid of Australia Zone 55 (GDA94)

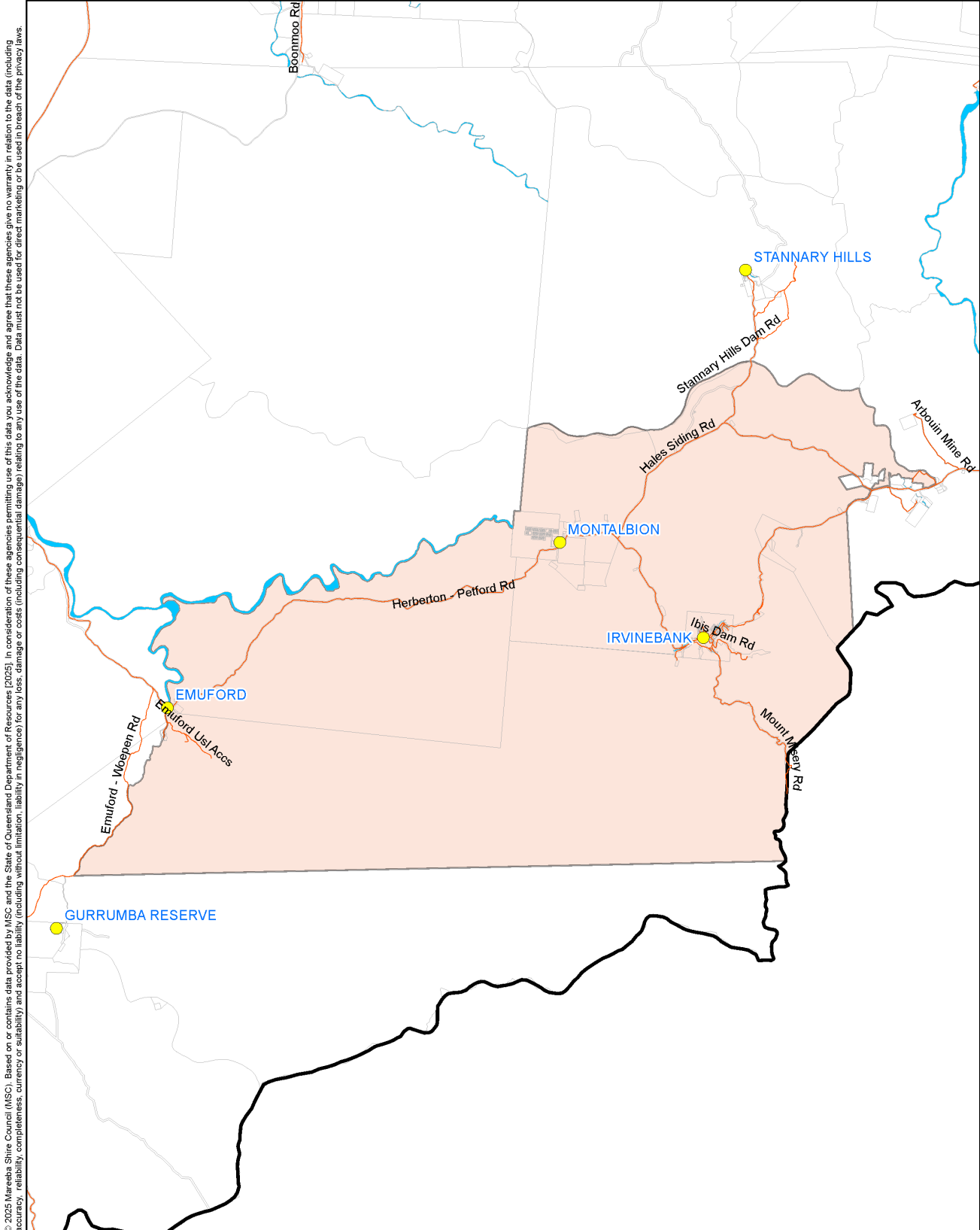


Legend

- Place
- Road
- Waterway
- MSC Boundary
- Lot Boundary
- Hodzic Road Rural



Irvinebank - Map 38



Volunteer Brigade Services - Irvinebank Rural

Map Grid of Australia Zone 55 (GDA94)



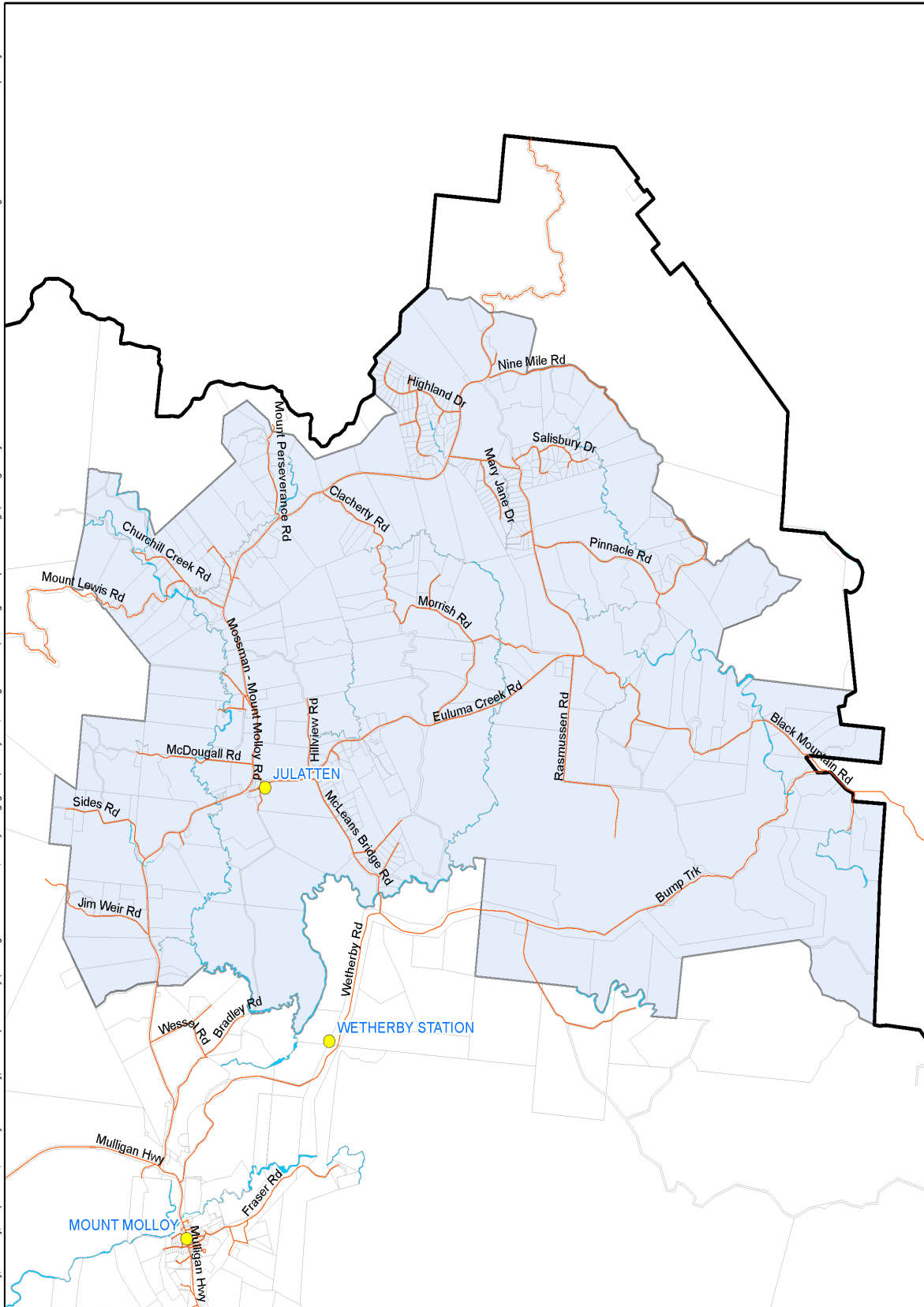
Legend

- Place
- Road
- MSC Boundary
- Lot Boundary
- Waterway
- Irvinebank Rural



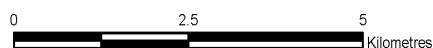
Julatten - Map 39

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Volunteer Brigade Services - Julatten Rural

Map Grid of Australia Zone 55 (GDA94)

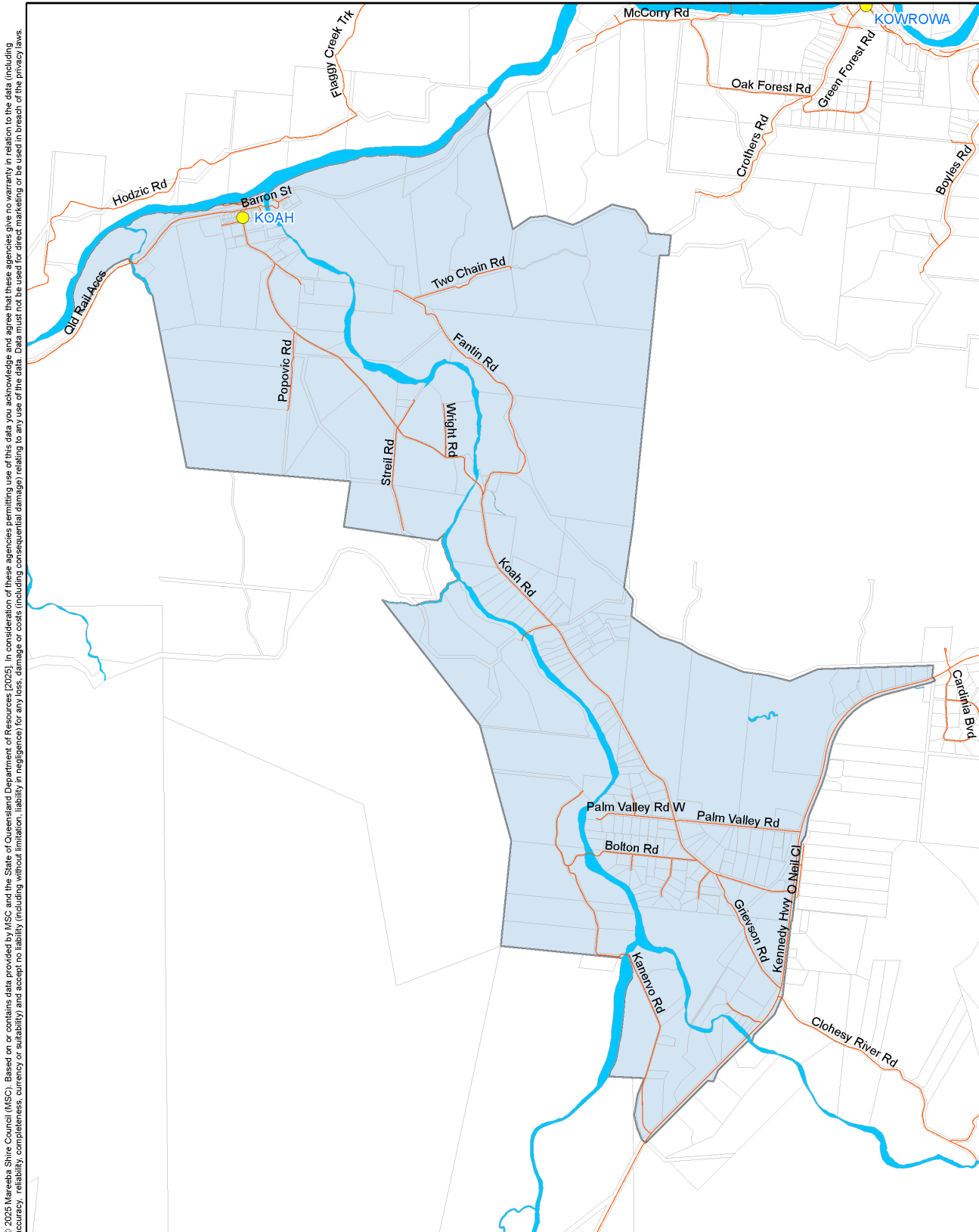


Legend

- Place
- Road
- Waterway
- MSC Boundary
- Lot Boundary
- Julatten Rural



Koah Road - Map 40



Volunteer Brigade Services - Koah Rural

Map Grid of Australia Zone 55 (GDA94)

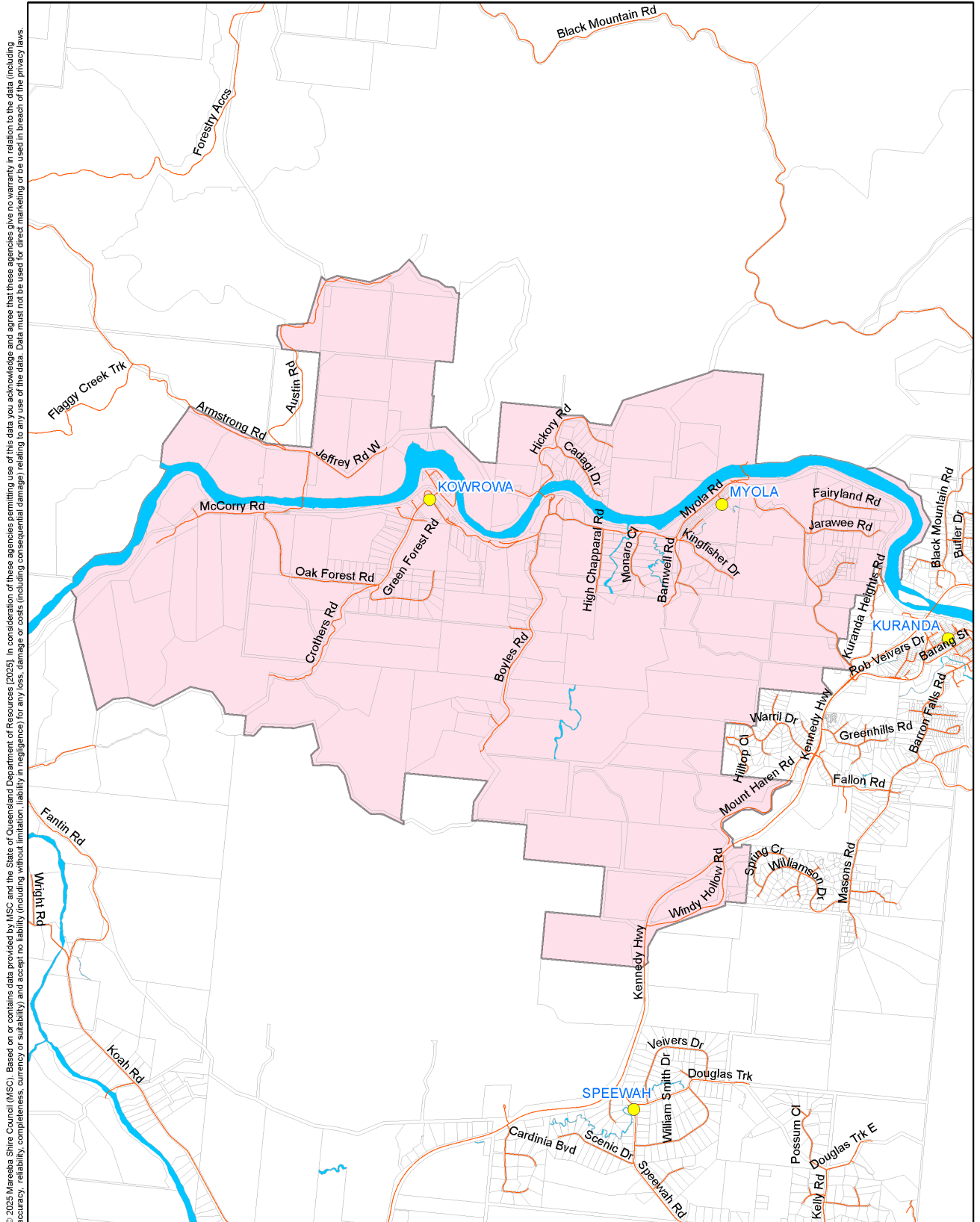
0 1.5 3
Kilometres



Legend

- Place
- Waterway
- Road
- Koah Rural
- Lot Boundary

Kuranda Myola - Map 41



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Volunteer Brigade Services - Kuranda Myola Rural

Map Grid of Australia Zone 55 (GDA94)

0 1.5 3
Kilometres



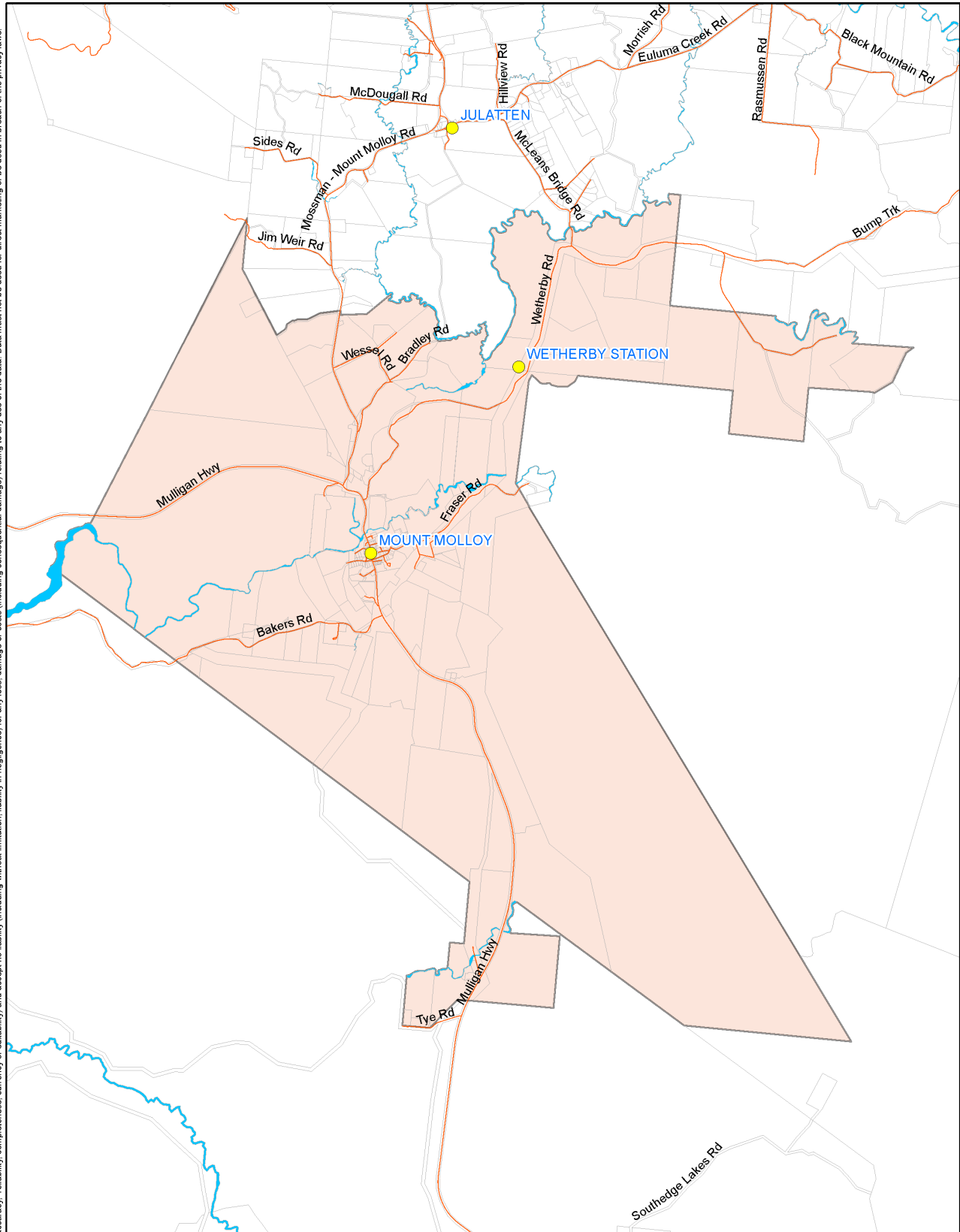
Legend

- Place
- Waterway
- Road
- Kuranda Myola Rural
- Lot Boundary



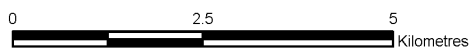
Mount Molloy - Map 42

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Volunteer Brigade Services - Mount Molloy Rural

Map Grid of Australia Zone 55 (GDA94)

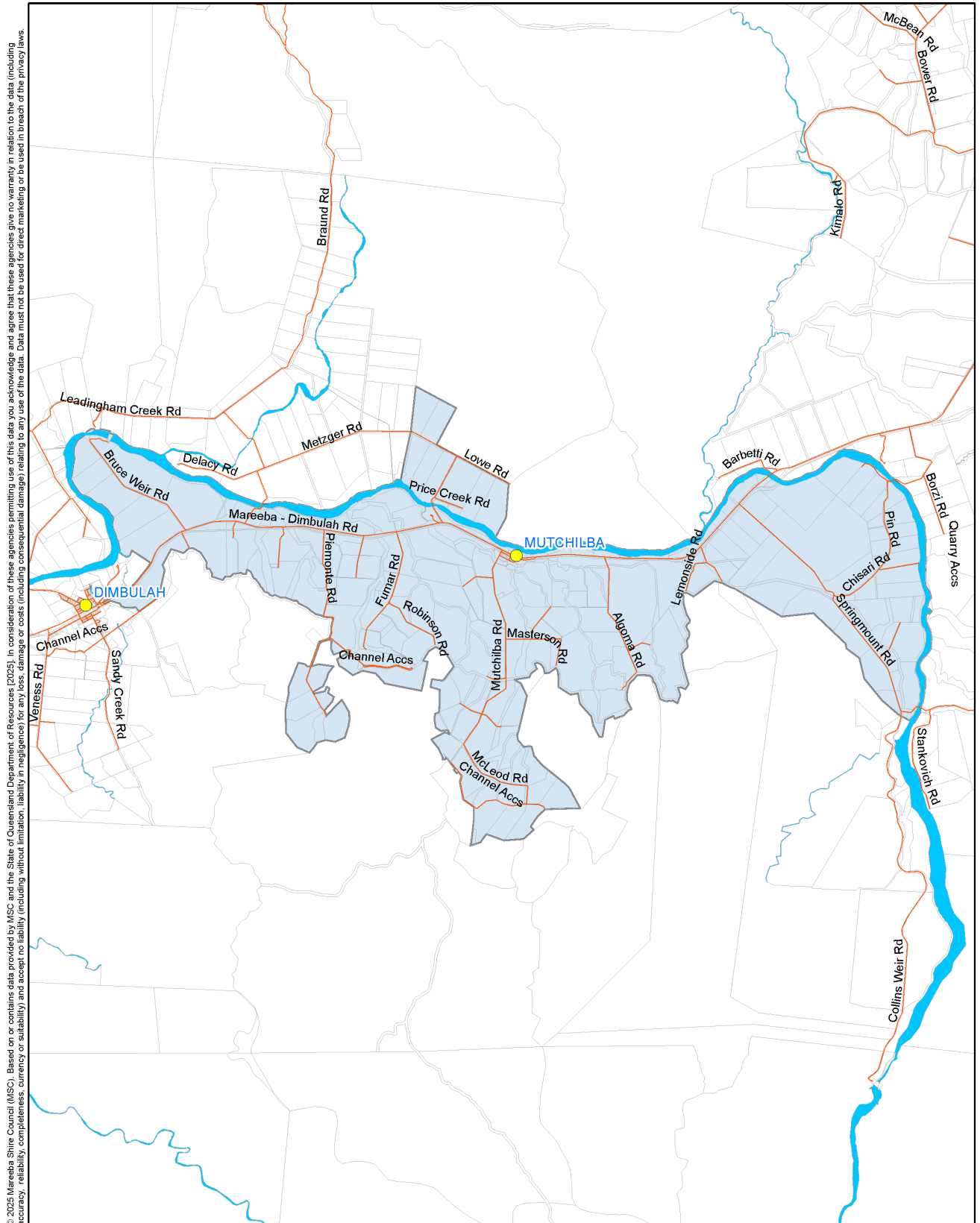


Legend

- Place
- Waterway
- Road
- Mount Molloy Rural
- Lot Boundary



Mutchilba - Map 43



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Volunteer Brigade Services - Mutchilba Rural

Map Grid of Australia Zone 55 (GDA94)

0 3.5 7
Kilometres



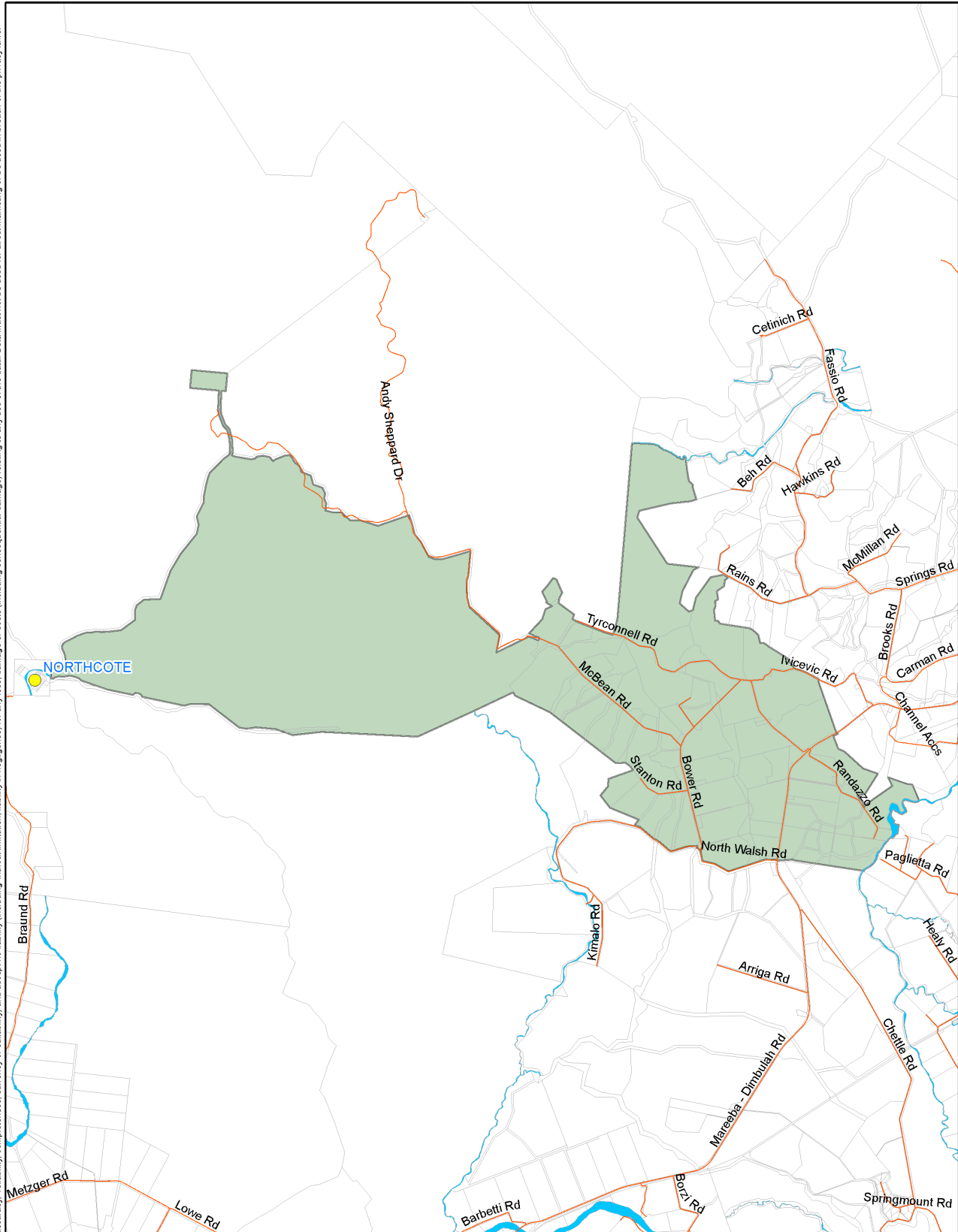
Legend

- Place
- Waterway
- Road
- Mutchilba Rural
- Lot Boundary



Paddys Green - Map 44

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Volunteer Brigade Services - Paddys Green Rural

Map Grid of Australia Zone 55 (GDA94)

0 3 6 Kilometres

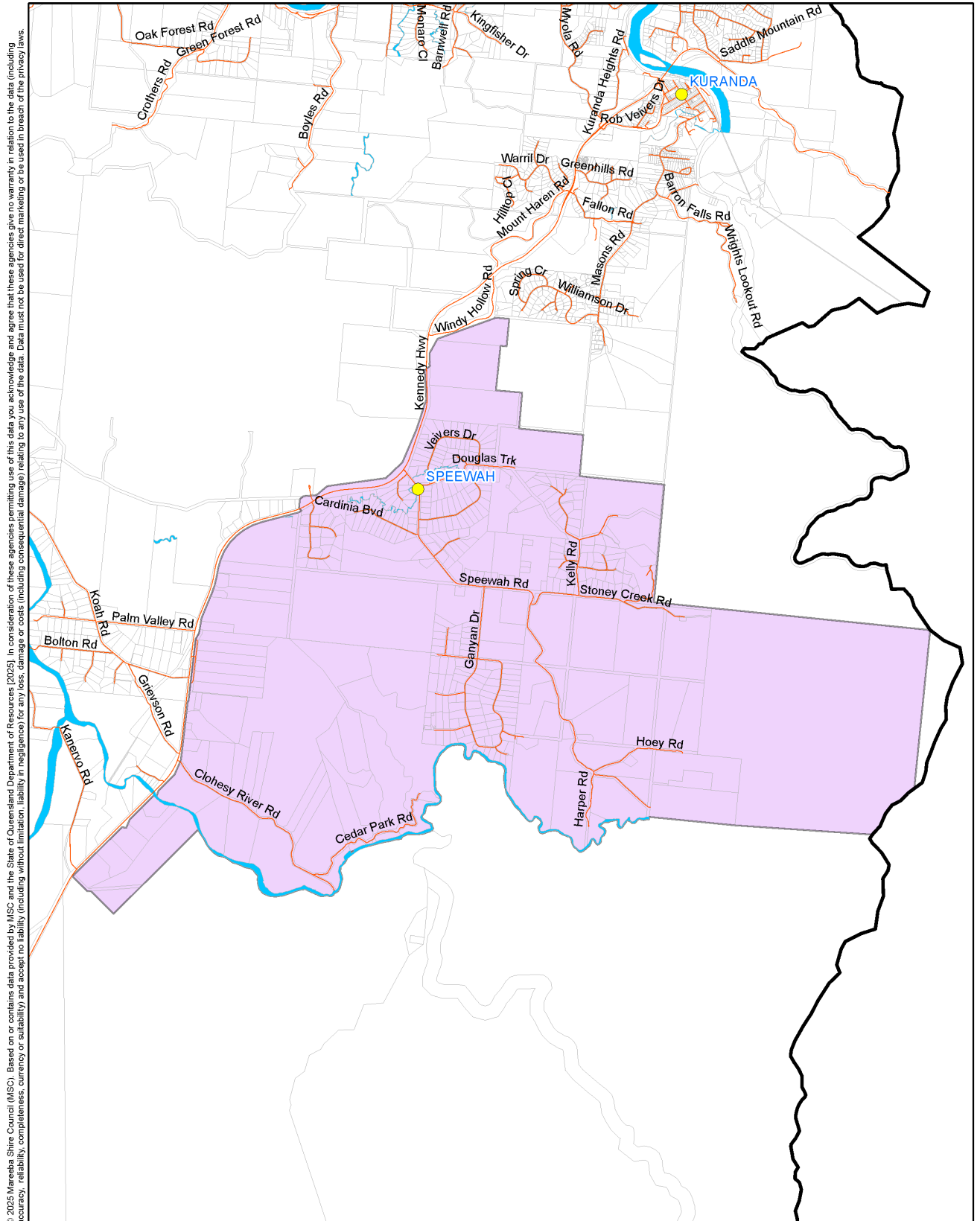


Legend

- Place
- Waterway
- Road
- Paddys Green Rural
- Lot Boundary



Speewah - Map 45



Volunteer Brigade Services - Speewah Rural

Map Grid of Australia Zone 55 (GDA94)

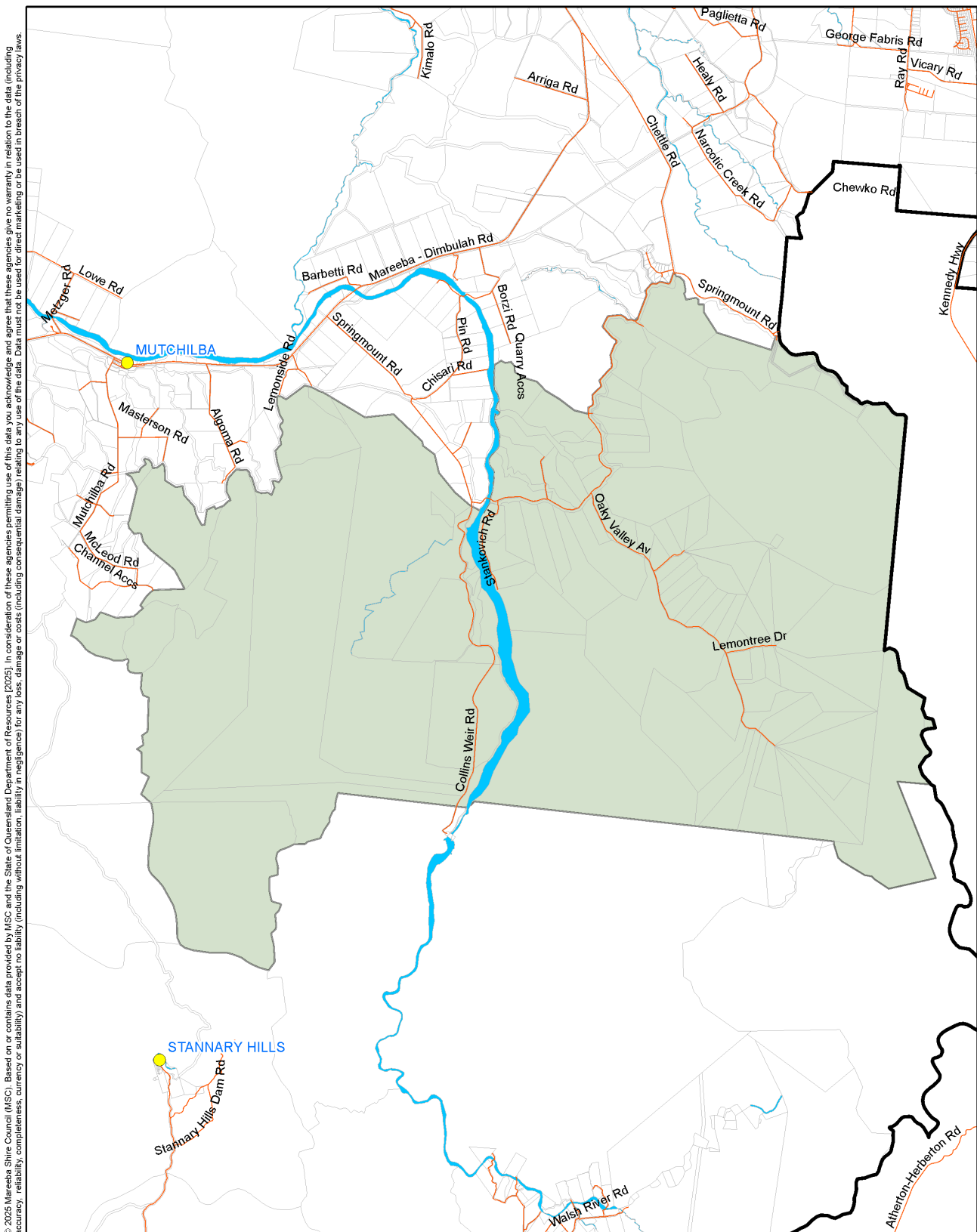
0 2 4
Kilometres



Legend

- Place
- Road
- MSC Boundary
- Lot Boundary
- Waterway
- Speewah Rural

Springmount - Map 46



Volunteer Brigade Services - Springmount District

Map Grid of Australia Zone 55 (GDA94)

0 4 8
Kilometres

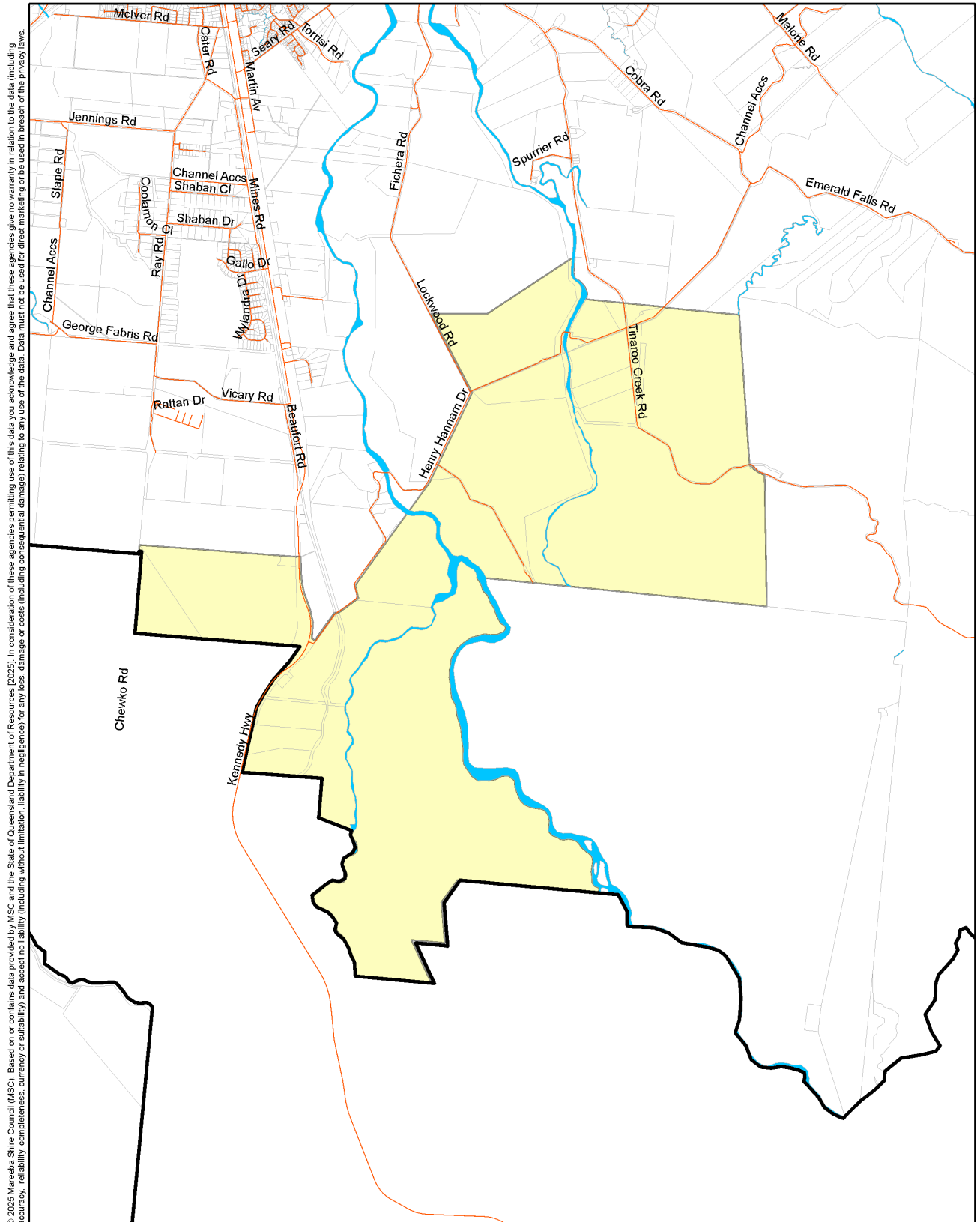


Legend

- Place
- Road
- Waterway
- MSC Boundary
- Lot Boundary
- Springmount District Rural



Walkamin - Map 47



Volunteer Brigade Services - Walkamin Rural

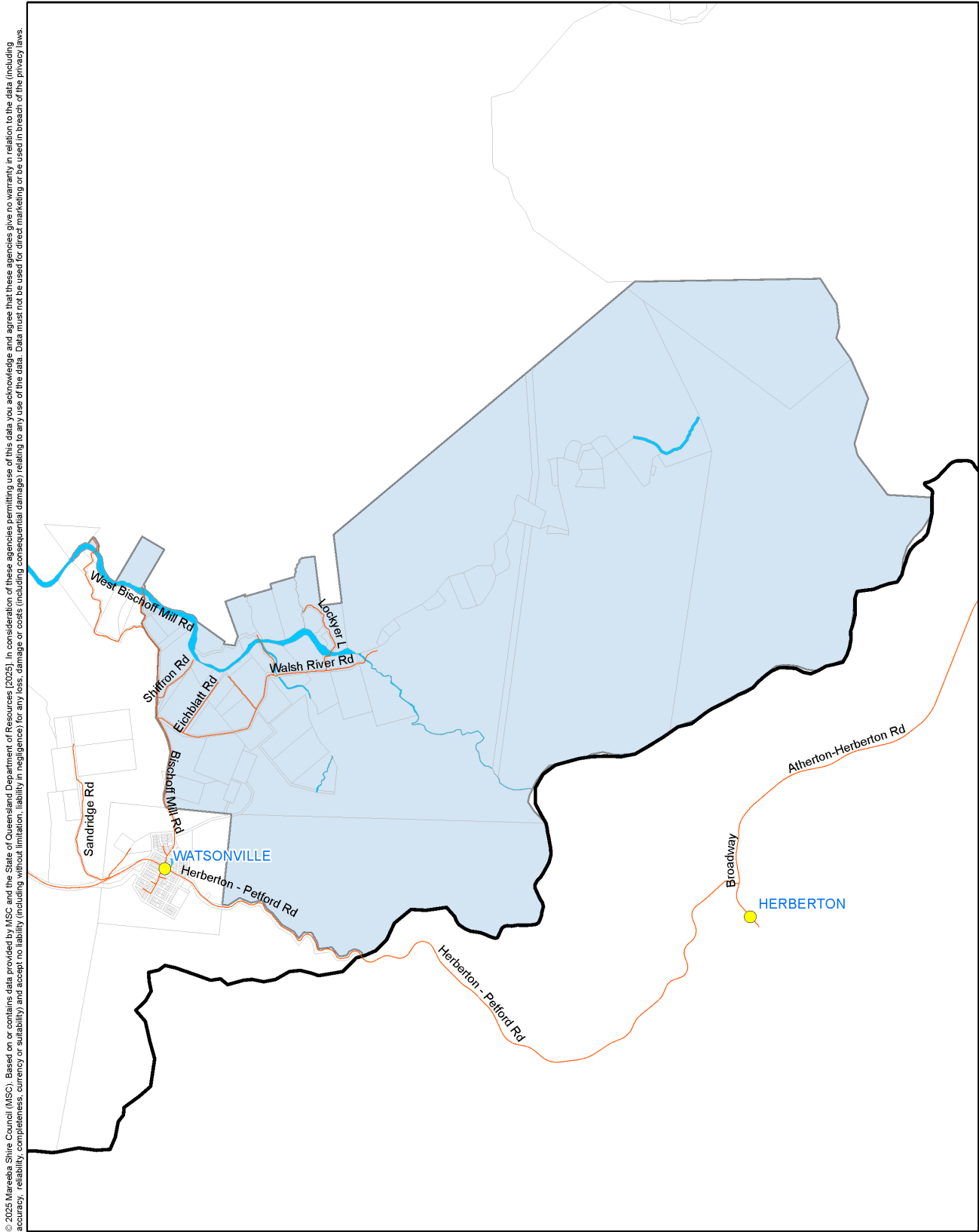
Map Grid of Australia Zone 55 (GDA94)



Legend

- Road
- Waterway
- MSC Boundary
- Walkamin Rural
- Lot Boundary

Walsh River - Map 48



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Volunteer Brigade Services
- Walsh River Rural

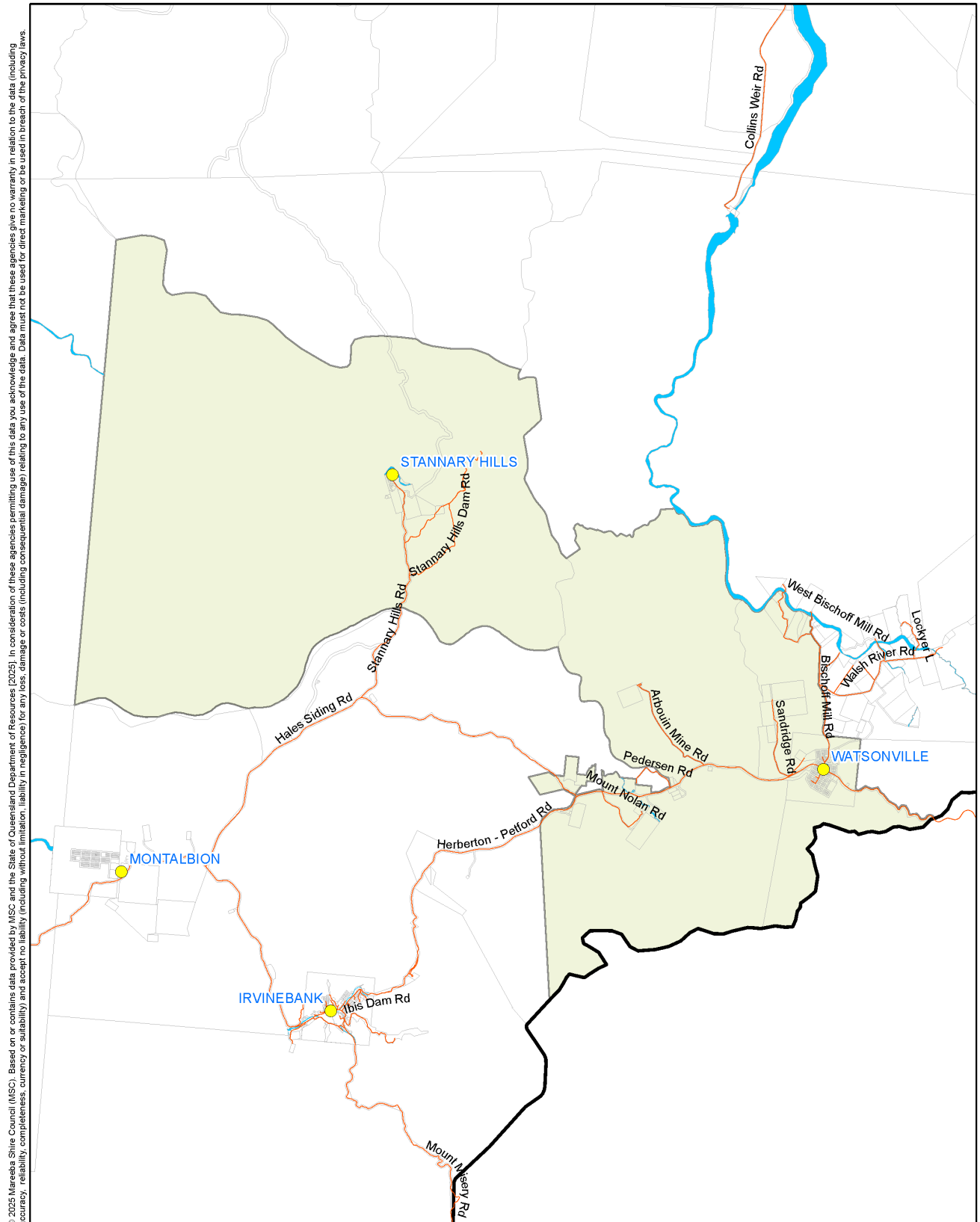
Map Grid of Australia Zone 55 (GDA94)
0 1.5 3
Kilometres



- Legend**
- Place
 - Road
 - MSC Boundary
 - Lot Boundary
 - Waterway
 - Walsh River Rural



Watsonville - Map 49



Volunteer Brigade Services - Watsonville Rural

Map Grid of Australia Zone 55 (GDA94)

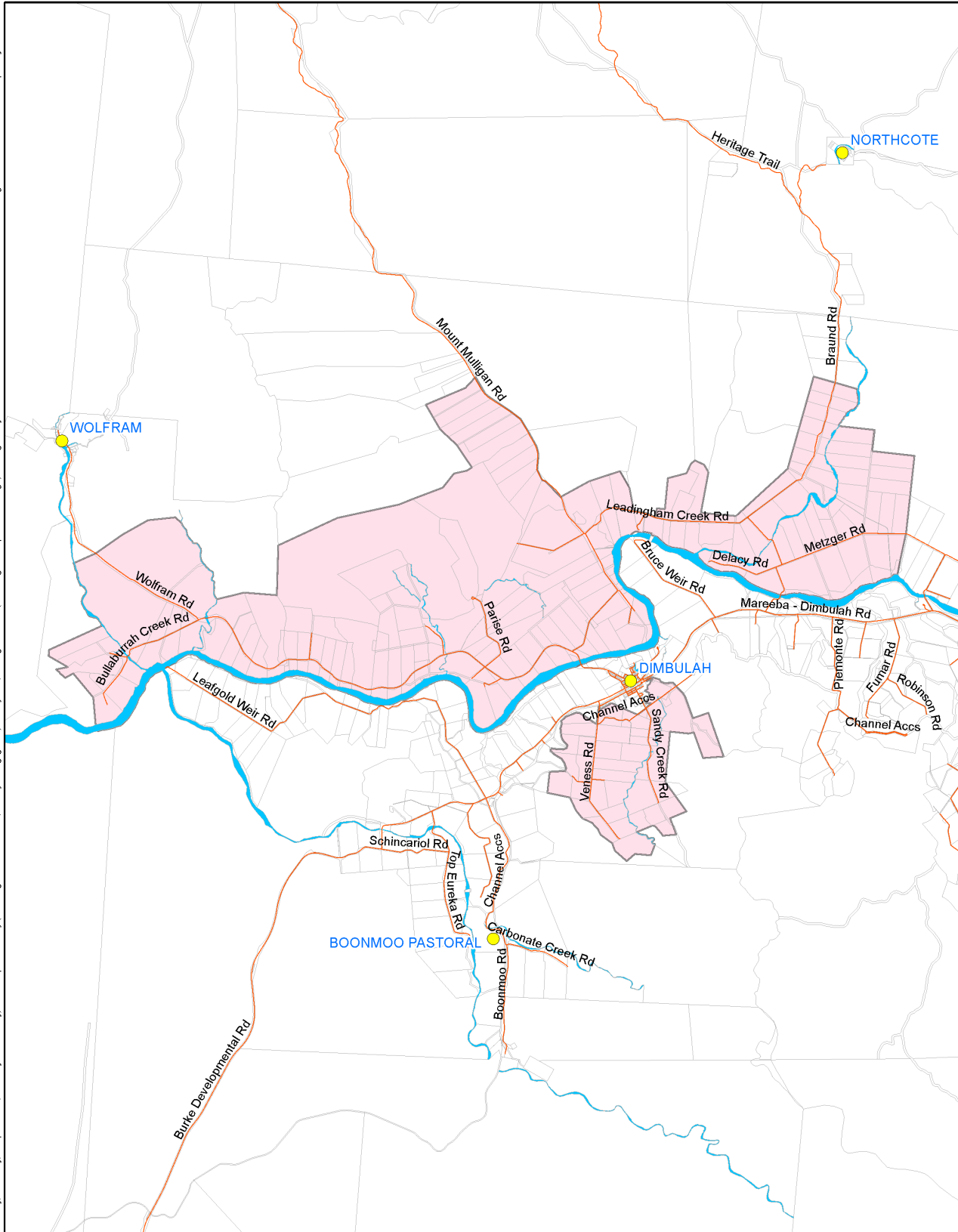


Legend

- Place
- Road
- MSC Boundary
- Lot Boundary
- Waterway
- Watsonville Rural

Wolfram Road - Map 50

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Volunteer Brigade Services - Wolfram Road Rural

Map Grid of Australia Zone 55 (GDA94)



Legend

- Place
- Waterway
- Road
- Wolfram Road Rural
- Lot Boundary





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