

Purpose

The purpose of this Policy is to facilitate a consistent approach to the raising and/or refunding of pro-rata utility charges for appropriate properties where a change to the buildings, land or use of land has occurred.

Scope

This Policy is applicable to all ratepayers within the Council region.

Guiding Principles

1. General

- 1.1 In accordance with section 99 of the Regulation, Council may levy utility charges on any basis that Council considers appropriate. Utility charges may be levied on the basis of any, or any combination, of the following:
 - 1.1.1 the ratable value of the land;
 - 1.1.2 the use made of –
 - 1.1.2.1 a particular parcel of land; or
 - 1.1.2.2 a particular structure; or
 - 1.1.2.3 a class of land or structure;
 - 1.1.3 any circumstances that are peculiar to the supply of a service to –
 - 1.1.3.1 a particular parcel of land; or
 - 1.1.3.2 a particular structure; or
 - 1.1.3.3 a class of land or structure.
- 1.2 Where the use of a parcel of land has changed (e.g., a building is constructed on vacant land, a building is altered or removed, property is subdivided, amalgamated, community titled, or otherwise altered), Council will amend the service charges levied on a rate assessment on a pro-rata basis in accordance with the change of use and the services required.

2. Waste Utility Charges

- 2.1 The Domestic Garbage and Recyclable Waste Collection Charges are payable by all residential properties within the waste serviced areas and will be assessed and charged on a pro-rata basis, from fourteen (14) days after the date of completion of the residential building. If a multi-unit development has a skip bin the charges will be as per the revenue statement. To be eligible for a kerbside waste service, a residential property must have:
 - 2.2 A building final (Form 21) for residential dwellings or Certificate of Occupancy (Form 11) for multi-unit dwellings.
 - 2.3 A Plumbing Final (Form 19)

- 3 If a Building Final is not applicable (predates Planning requirements or other similar reasons) the charge will commence from the earlier of:
 - 3.1 the receipt of request for a wheelie bin delivery; or
 - 3.2 thirty (30) days after the sewerage final inspection; or

- 3.3 the commencement of the next rating period (allowing a reasonable time for the construction to have been completed).
- 3.4 Where a building is demolished, charges will be re-calculated on a pro-rata basis from the date of the issue of a Form 16 by Council or private building certifier.

4 Water Utility Charges

- 4.1 In the case of a new service connection to a property within the water service areas, the Water Access Charge or the Water Allocation Charge, whichever is payable in respect thereof, shall be assessed and charged on a pro-rata basis from the date of installation of the meter.
- 4.2 Where an alteration to the use of the land has occurred, the Water Access Charge or the Water Allocation Charge (whichever is payable) shall be assessed and charged on a pro-rata basis from the date of the commencement of the altered use or completion of the building alteration. If no date is recorded for the commencement of the altered use or for the completion of the building alteration, then the charge will apply from the earlier of the date of a requested inspection or from the next rating period.
- 4.3 Upon Registration of a subdivision, amalgamated plan, or CTS within the water service areas, the Water Access Charge or the Water Allocation Charge, whichever is payable in respect of each new lot, shall be assessed and charged on a pro-rata basis from the Registration of the plan.
- 4.4 Where a building is demolished, and the meter/s remain/s connected to the property, a Water Access Charge applicable to vacant land with a metered connection charge will continue to be levied.

5 Waste Water (Sewerage) Utility Charges

- 5.1 Where a new building is constructed on land within the sewerage service area, the Sewerage Access Charge payable shall be assessed and charged on a pro-rata basis as from the date of the sewerage final inspection. If no sewerage final inspection date is recorded, the building final inspection date will be used. If neither inspection date is available, the charges will apply from the beginning of the next rating period.
- 5.2 Where a building (for classes other than 1 or 10 under the *Building Act 1975* (Qld) and the Queensland Development Code) is altered and additional toilets and /or urinals are installed, the Sewerage Access Charge will be re-calculated and applied on a pro-rata basis from the date of the Plumbing Compliance Certificate. However, if the work is covered by Notifiable Works legislation, the Sewerage Access Charge will be re-calculated from the date of the Form 4 lodgement. A copy of the Form 4 lodgement receipt is to be provided to the Council as confirmation.
- 5.3 Where the building is demolished, the Sewerage Access Charge will be re-calculated and applied on a pro-rata basis from the date of the final plumbing inspection carried out by Council's Plumbing Inspectors for the disconnection of the drainage at the sewer connection point.
- 5.4 In the event that fixture/s were installed or removed under Notifiable Works legislation, the owner is required to provide a copy of the Form 4 lodgement receipt supplied by the QBCC as evidence that the fixture/s were installed or removed in keeping with applicable regulations and/or standards. The Sewerage Access Charge will be adjusted on a pro-rata basis from the date of Form 4.

5.5 Upon registration of a subdivision, amalgamated plan, or CTS within the sewerage service areas, the Sewerage Access Charge payable in respect of each new lot shall be assessed and charged on a pro-rata basis from the date of registration of the plan or CTS.

5.6 Where a building is altered or demolished, and the disconnection of sewerage is not inspected, the existing Sewerage Access Charge will remain payable, until inspected and approved by a sewerage inspector and Council is advised in writing. The Sewerage Access Charge will be amended from the date of final inspection.

Related Policies and Legislation

Local Government Act 2009 (Qld) (Act)

Local Government Regulation 2012 (Qld) (Regulation)

Building Act 1975 (Qld)

Queensland Development Code

Plumbing and Drainage Regulation 2019 (Qld)

Body Corporate and Community Management Act 1997 (BCCM) (Qld)

Water Supply (Safety and Reliability) Act 2008 (Qld)

Revenue Statement

Interest on Overdue Rates Charges and General Debts Policy

Definitions

Community Title Scheme or CTS refers to a community title scheme under the *Body Corporate and Community Management Act 1997* (Qld).

Council refers to the Whitsunday Regional Council.

Form 4 refers to the form lodged with the QBCC for Notifiable Works.

Form 16 refers to the form used under the *Building Act 1975* (Qld) for inspection of an aspect of building works.

Notifiable Works refers to notifiable works under the *Plumbing and Drainage Regulation 2019* (Qld).

Plumbing Compliance Certificate refers to a certificate supplied by **Council's** Plumbing Department as evidence that all plumbing and drainage works have been carried out satisfactorily.

QBCC refers to the Queensland Building & Construction Commission.

Registration refers to being registered with the Department of Resources (Queensland Titles Office).

COUNCIL POLICY			
Date Adopted by Council	18 June 2025	Council Resolution	SM2025/06/18.13
Effective Date	01 July 2025	Next Review Date	30 June 2026
Responsible Officer(s)	Manager Financial Services	Revokes	