

INNISFAIL SEWERAGE**INTENT**

The intent of this policy is to establish a clear and precise policy the charges relating to Sewerage.

PURPOSE

As per the Local Government Act 1993 Section 973 (1 a) A local Government may make and levy a utility charge on any land, whether vacant or occupied, and whether or not it is rateable land; or a structure.

Utility charges for the supply of sewerage services to land or premises in the declared sewerage precinct area are made and are to be levied for the financial year.

PROVISIONS

- The sewerage pedestal charges for that property will be calculated by multiplying the applicable rate per pedestal as outlined above by the number of connected pedestals.
- Where a dwelling house has more than one pedestal, the number of pedestals for that dwelling house will be counted as one.
- If the number of sewerage pedestals in respect of which any sewerage pedestal charges are payable alters during the financial year, the charges are to be apportioned from the date of connection to, or disconnection from the Council sewer by determining the number of days applicable within the year.
- In the case where the number of sewerage pedestals is unable to be obtained due to :-
 - the refusal of the property owner to supply pedestal numbers or;
 - the owner refuses Council access to the property for the purpose of determining or verifying the number of pedestals located on the property;
 - then at the discretion of the Chief Executive Officer an estimate of the number of pedestals will be determined for the property based on the sanitary requirements for the classification of any building/s located on the property as set out in the Building Code of Australia, or alternately reference will be made to any building plans lodged with Council.
- Where an improvement covers more than one parcel of land the ratepayer must apply to Council for approval to change the sewerage charge to be based on the improvement and not each individual parcel of land.
- Where an improvement has been constructed and the building permit has expired without a final occupancy being completed shall have the sewerage charge backdated to the date of permit expired.
- For properties containing lots created under the Body Corporate and Community Management Act 1997, or another community titles act will be charged in accordance with the provision of Chapter 4, Part 1 Valuation, Rating and Taxation. The basis of the charge for Body Corporate/Strata Title properties shall be as follows:-
 - All lots classified as vacant within the Sewerage precinct shall be charged a sewerage unconnected charge.
 - All lots classified as residential within the Sewerage precinct shall be charged a sewerage residential charge.
 - All lots which are not listed as one of the above shall be charged sewerage commercial charge for the first pedestal and all additional pedestal/urinal will be charged based on the sewerage per pedestal charge per pedestal/urinal.

MISSION BEACH SEWERAGE**INTENT**

The intent of this policy is to establish a clear and precise policy the charges relating to Sewerage.

PURPOSE

As per the Local Government Act 1993 Section 973 (1a) A local Government may make and levy a utility charge on any land, whether vacant or occupied, and whether or not it is rateable land; or a structure.

The sewerage charge will be set to recover all of the costs associated with the provisions of sewerage and waste water services provided by Council in the financial year. These costs include loan interest, depreciation and the cost of ongoing maintenance and operations of the system, including treatment plant operations.

Sewerage charges are calculated to ensure that the Mission Beach Sewerage Program of the Operating Fund Budget is self-funding and the adoption of the Schedule below for rating purposes results in an equitable distribution of the rate burden over the various categories of property.

PROVISION

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