



Rates Concession POLICY

Policy Version 9.0
Category: Statutory
Adopted: July 2025



Rates Concession Policy

Purpose

The purpose of this Winton Shire Council (Council) Rates Concession Policy is to provide detail of Council's Rates Concession incentive in order to encourage economic development within the shire.

The rate remission incentive encourages persons to invest within the Winton Shire, through the construction of either a residential and/or commercial building/s, the undertaking of major renovation/s of an existing building/s or the purchase of a dwelling as a first home owner.

Scope

This policy applies to existing and potential Council ratepayers, who intend to construct or undertake major renovations of a dwelling/building or purchase a dwelling as a first home owner within the residential and industrial areas of the shire of Winton.

This policy is documented in accordance with Section 120 of the *Local Government Regulation 2012*.

Definitions

Term	What it means / refers to
Chief Executive Officer (CEO)	Refers to the person appointed to the position of CEO under the Act and any person acting in that position.
Council	Winton Shire Council (WSC)
The Act	Refers to the <i>Local Government Act 2009</i> (Qld)
The Regulation	Refers to the <i>Local Government Regulation 2012</i> (Qld)

Policy statement

Council is committed to encouraging economic development within the shire. Council offers a remission of rates as an incentive for persons within Corfield, Middleton or Winton to:

- Purchase a residential dwelling (first home owner).
- Construct a new residential dwelling.
- Construct a new commercial building.
- Complete a major renovation of an existing dwelling.
- Complete a major renovation of an existing commercial building.

Council is committed to supporting pensioners to provide them with affordable rates by providing a Pensioner Rebate.



Rates concession criteria

For a person/s to receive a rates remission from Council, the project must fulfil the criteria within one of the following listed projects.

All projects excluding the purchasing of a dwelling, require a building permit (approved and finalised) for the necessary works, including the verification of the value of works.

Note: The maximum period of granted remission is two (2) years.

Purchase of a dwelling – First Home Owner (only) project

For a rates remission application to be considered by Council, the first home owner must fulfil the following conditions:

- The dwelling must have a value in excess of \$180,000 (excluding GST).
- The dwelling must be within the towns of Winton, Corfield or Middleton.
- The first home owner must fulfil the requirements of the current Queensland State Government First Home Owners Grant or provide equivalent criteria to satisfy the requirements and proof as a first home owner.

A Rates Remission Application along with proof of the property's value must be lodged with Council, within one (1) year of purchasing the property and / or being occupied.

Construction of a new residential dwelling project

For a rates remission application to be considered by Council, the following conditions must be fulfilled:

- The dwelling must have a value in excess of \$180,000 (excluding GST).
- The dwelling must be within the towns of Winton, Corfield or Middleton.

A Rates Remission Application along with the value of works and the final building approval, must be lodged with Council after completion of the project and within one (1) year of the building works being completed and / or occupied.

Construction of a new commercial building project

For a rates remission application to be considered by Council, the following conditions must be fulfilled:

- The new commercial building must have a value of in excess of \$360,000 (excluding GST).
- The building must be within the towns of Winton, Corfield or Middleton.
- The building must be for the purpose of commercial business use only – that is, warehouse, office, workshop, or retail space.



A Rates Remission Application along with the value of works and the final building approval, must be lodged with Council after completion of the project and within one (1) year of the building works being completed.

Note: The term ‘commercial building’ is defined as a building that is used for commercial use only. It excludes buildings such as rental dwellings and rural grazing properties.

Major renovation of an existing dwelling project

For a rates remission application to be considered by Council, the following conditions must be fulfilled:

- Major building works renovation must be in excess of \$50,000 (excluding GST).
- The dwelling must be within the towns of Winton, Corfield or Middleton.

A Rates Remission Application along with the value of works and the final building approval, must be lodged with Council after completion of the project and within one (1) year of the renovation works being completed and / or occupied.

Major renovation of an existing commercial building project

For a rates remission application to be considered by Council, the following conditions must be fulfilled:

- Major commercial building works renovation must be in excess of \$100,000 (excluding GST).
- The building must be within the towns of Winton, Corfield or Middleton.
- The building must be for the purpose of commercial business use only – for example, warehouse, office, workshop, retail space.

A Rates Remission Application along with the value of works and the final building approval, must be lodged with Council after completion of the project and within one (1) year of the renovation works being completed.

Note: The term ‘commercial building’ is defined as a building that is used for commercial use only. It excludes buildings such as rental dwellings and rural grazing properties.

Pensioner rebate

In accordance with section 120 of the *Local Government Regulation 2012*, Council will grant a rebate of rates and charges to pensioners who hold a Queensland pensioner concession card or a Department of Veteran Affairs “repatriation card” with full entitlements, for land owned and permanently occupied by the pensioner. The amount of the “pensioner” rates and charges rebate will be determined by Council each year as part of the budgeting cycle.



Communication

Council's management team will ensure that:

- Councillors, Council employees and members of the public will have access to this policy and be given the opportunity to be involved in the review of this policy.
- Changes and / or amendments made to this policy will be communicated to Councillors, Council employees and members of the public.

Related Council documentation

- Internal Audit Policy WSC-GOV-POL-002
- Complaints Management Policy WSC-GOV-POL-003
- Fraud and Corruption Management Policy WSC-GOV-POL-004
- Rate Remission Application WSC-FIN-FRM-016

Review of Policy

This policy will be reviewed annually and remains in force until amended or repealed by resolution of Council.

Record of amendments and adoptions

Date	Version No	Reason for amendment	Date adopted by Council
August 2016	Version 2.0	Review by Council	September 2016
July 2019	Version 3.0	Review by Council	12 July 2019
July 2020	Version 4.0	Review by Council	23 July 2020
July 2021	Version 5.0	Review by Council	2 July 2021
April 2022	Version 6.0	Review by Council	7 July 2022
August 2023	Version 7.0	Annual review by Council	17 August 2023
July 2024	Version 8.0	Review by Council	26 July 2024
July 2025	Version 9.0	Review by Council	30 July 2025

