

ATTACHMENT J: EQUIVALENT TENEMENT (ET) RATES

Equivalent Tenement (ET) Rates

Code	Property Type	ET per unit	Unit
RE00	Unconnected serviced land (ie undeveloped vacant land)	0.6000	lot
RE	Standard occupancy		
RE01	Single residential dwelling ¹	1.0000	dwelling
RE01	All other residential properties	1.0000	dwelling
AP	Accommodation (permanent)		
AP01	Nursing home/ special care home	0.4500	bed
AP02	Self-care retirement units/villas	1.0000	dwelling
AP03	Self-care retirement – serviced unit (on-site)	1.0000	dwelling
AP04	Self-care retirement – serviced unit (off-site)	1.0000	dwelling
AP05	Boarding house	0.5000	per bed
AS	Accommodation (short term)		
AS01	Caravan park – caravan/cabin/camping sites, including long term sites. <i>NB any stand-alone residence will be have the standard ET of 1 applied in addition to amenities</i>	0.5000	toilet/shower
		0.4500	cabin
AS02	Bed and breakfast/ guest house	0.5000	room
AS03	Services – motel/hotel/resort room – medium density	0.4500	room
AS04	Services – motel/hotel/resort room – high density	0.4500	room
AS05	Backpackers/ hostel	0.2300	bed
AM	Accommodation (medical care)		
AM01	Hospital	0.9710	bed
AM02	Hostel (medical)	0.9710	bed
BE	Business (excluding food preparation)		
BE01	Single retail shop	0.0030	GBFA(sqM)
BE02	Supermarket	0.0030	GBFA(sqM)
BE03	Shopping centre	0.0020	GBFA(sqM)
BE04	Office	0.0060	GBFA(sqM)
BE05	Hairdresser/ beauty salon	0.8000	Basin ²
BE06	Laundromat	0.7000	Machine ²
BE07	Medical centre	0.6000	consulting room
BE08	Service station	0.9000	land
BE09	Car wash (wand wash)	2.2470	wand
BE10	Car wash (drive through)	9.0000	land
BE11	Animal boarding	0.0750	per kennel
		0.0060	0.0060 GBFA(sqM) office space
BE12	Self-storage	1.0000	lot

¹ Includes units/flats/apartments/granny flats, regardless of number of bedrooms, medium or high density dwellings

² (subtract 1 ET from total assessment to account for Trade Waste charges).

Code	Property Type	ET per unit	Unit
BE13	Nursery	0.0030	GBFA(sqM)
BE14	Airport	case-by-case	case-by-case
MP	Meal preparation		
MP01	Restaurant/café	0.0080	GBFA(sqM)
MP02	Take away/fast food no public amenities	0.0080	GBFA(sqM)
MP03	Take away/fast including public amenities	0.0160	GBFA(sqM)
MP04	Catering	0.0080	GBFA(sqM)
FM	Food Manufacture		
FM01	Meat – abattoir/smallgoods	0.0080	GBFA(sqM)
FM02	Dairy - milk	0.0080	GBFA(sqM)
FM03	Dairy – cheese, butter, yoghurt	0.0080	GBFA(sqM)
FM04	Dairy – ice cream	0.0080	GBFA(sqM)
FM05	Grain – flour milling/bakery	0.0080	GBFA(sqM)
FM06	Grain – biscuits & cakes	0.0080	GBFA(sqM)
FM07	Beverages - beer	0.0080	GBFA(sqM)
FM08	Beverages – soft drinks & cordials	0.0080	GBFA(sqM)
FM09	Other - confectionery	0.0080	GBFA(sqM)
TL	Textile & Leather		
TL01	Wool – wool scour	0.0040	GBFA(sqM)
TL02	Wool – felt & carpet, dyeing & spinning	0.0040	GBFA(sqM)
MM	Metal processing & manufacturing		
MM01	Factory/workshop/warehouse	0.6000	toilet/shower
MM02	Metal finishing – electroplating, anodising, galvanising	0.0040	GBFA(sqM)
MM03	Engineering – machine shops, sheet metal, foundry, extrusion	0.0040	GBFA(sqM)
MM04	Engineering – rolling	0.0040	GBFA(sqM)
MM05	Manufacturing – concrete products	0.0040	GBFA(sqM)
SL	Services		
SL01	Services – laboratories	0.0100	GBFA(sqM)
SL02	Services – laundries - industrial	0.0060	GBFA(sqM)
EF	Entertainment		
EF01	Licensed club	0.0080	GBFA(sqM)
EF02	Pub/bar	0.0080	GBFA(sqM)
		0.450	accommodation
EF03	Cinema/ theatre/pubic entertainment	0.0140	visitor
EF04	Conference centre	0.0140	visitor
EF05	Marina	0.0080	GBFA(sqM)
SF	Sporting / spectator facilities		

Code	Property Type	ET per unit	Unit
SF01	Sports stadium	0.6000	0.6000 ETs per public amenity + 0.0080 ETs per SqM of clubrooms (GBFA)
SF02	Amenities & indoor facilities	0.6000	0.6000 ETs per public amenity + 0.0080 ETs per SqM of clubrooms (GBFA)
SF03	Hockey field – artificial surface	0.0080	GBFA(sqM)
SF04	Sports ground irrigated area	0.6000	shower
		0.6000	wc
SF05	Bowling alley	0.5500	lane
SF06	Bowling green	0.0710	occupant
SF07	Swimming pool – indoor/outdoor	case-by-case	case-by-case
SF08	Gymnasium	0.6000	amenities
CF	Community facilities		
CF01	Child care centre/pre school	0.0570	child
CF02	Education – school (primary & secondary)	0.0570	student
CF03	Education – college / university (tertiary)	0.0570	student
CF04	Correction centre	0.7500	person
CF05	Church / place of worship	0.0030	GBFA(sqM)
CF06	Community centre/ hall	0.0030	GBFA(sqM)
CF07	Parks/ gardens/ reserves	0.6000	Shower + wc
CF08	Public amenities (per shower)	0.6000	Shower
CF09	Public amenities (per wc)	0.6000	wc
	Other		
CP00	Telstra/Aurora/Council - properties that have no sewer facilities (e.g exchanges, sub station & roundabouts/parks that have no buildings or small pieces of lands) (this may incl private parcels that have no likely hood of future development)	null	null
CP01	Telstra/Aurora/Council - properties that have sewer facilities (e.g exchanges, sub station & roundabouts/parks that have small buildings as well) Bigger buildings to be assessed per sq mtrs under the office code.	1	Default 1ET
ET00	Mixed use, a generic code for properties which might have multiple use, such as multiple use free hold titles	case-by-case	case-by-case
RU01	Residential property with water connection and NO sewer connection (not within serviced land)	null	null
NR01	Non-residential property with a water connection and NO sewer connection (Not within serviced land)	null	null
MH01	Motor home dump points	1	Default 1ET
NULL	Properties with no sewer connections	null	null

Notes:

GBFA = Gross Building Floor Area.

Case by case – means individual assessment on specific identified multiple uses, similar to ET00.

Equivalent Tenement (ET) calculations are rounded down to 1 decimal place. Minimum assessment is 1 ET.