

Infrastructure Charges Incentive

Delayed Payment (Incentive 1)

Residential/Commercial/Industrial

This incentive reduces the upfront costs of development by delaying the payment of infrastructure charges for a period of two years, or until the lots created are “on sold”, whichever is the sooner.

What type of development is eligible?

Any residential, commercial or industrial subdivision which has a current development permit may be eligible for the delayed payment incentive.

The applicant must enter into an Infrastructure Agreement with Council prior to the sealing of the survey plan for reconfiguring a lot.

The Engineering Works associated with the subdivision must be accepted “on maintenance” prior to entering into the Infrastructure Agreement. No works are to remain outstanding.

What is an Infrastructure Agreement (IA)?

An Infrastructure Agreement is a contractual agreement between Council and a developer or landowner to establish obligations and entitlements for each party. The IA will include the following requirements:

- Infrastructure Charges are to be applied in accordance with the Adopted Infrastructure Charges Resolution and applicable Incentive Policy in place at the time.
- Upon approval of the plan of subdivision by Council, the Plan of Survey is to be lodged with the Queensland Titles within a period of two months.
- Upon receipt by Council of the titles notification for each Lot created, Council will attach the value of the Infrastructure Charge for each lot as a rate.
- Infrastructure Charge attached to the property shall be paid when the Lot is transferred in ownership, or within two years of the issuance of a title, whichever is the sooner.
- Interest on the outstanding Infrastructure Charge will not be applied by Council for the first two-year period, unless lot is transferred in ownership.



How to apply?

Please refer to Council’s Infrastructure Charges Incentives Policy 2022 and Adopted Infrastructure Charges Resolution for full details on infrastructure charges and incentives.

Developers or landowners who wish to determine whether their development is eligible for the delayed payment incentive should complete the Infrastructure Charges Incentive Delayed Payment Application Form and submit to Council.

Disclaimer: This document is for information purposes only and subject to applicable policy at the time of application and assessment.