

**DOUGLAS SHIRE COUNCIL**  
**NOTICE TO RATEPAYER PURSUANT TO SECTION 88 OF THE**  
**LOCAL GOVERNMENT REGULATION 2012**  
**CONCERNING DIFFERENTIAL GENERAL RATES**

The Douglas Shire Council will levy Differential General Rates in accordance with s 94 of the *Local Government Act 2009* and s's 80 and 81 of the *Local Government Regulation 2012*, for the year ended 30th June 2023.

For the purpose of making and levying these rates there are twenty-two categories of rateable land. Those categories and the criteria the Council adopted for the purpose of such categorisation are shown in the schedule below. General rates will be assessed, subject to minimum general rates, at the rate in the dollar on the rateable value of land at the respective amounts shown for each of the twenty-two categories.

CATEGORY	RATING CATEGORIES	CRITERIA	PRIMARY LAND USE APPLICABLE	MINIMUM & RATE IN THE DOLLAR
1	Residential - Principal place of residence (PPR)	<u>Description</u> Properties used solely for a single residential dwelling, which is the principal place of residence of the owner/s with a rateable valuation from \$1 to \$695,000.	02, 05, 09	Minimum \$1,118  Rate in the Dollar 0.70120
2	Residential - Principal place of residence (PPR)	<u>Description</u> Properties used solely for a single residential dwelling, which is the principal place of residence of the owner/s with a rateable valuation from \$695,001 to \$1,300,000.	02, 05, 09	Minimum \$5,100.00  Rate in the Dollar 0.55030
3	Residential - Principal place of residence (PPR)	<u>Description</u> Properties used solely for a single residential dwelling, which is the principal place of residence of the owner/s with a rateable valuation from \$1,300,001 to \$2,000,000.	02, 05, 09	Minimum \$7,462.00  Rate in the Dollar 0.53130
4	Residential - Principal place of residence (PPR)	<u>Description</u> Properties used solely for a single residential dwelling, which is the principal place of residence of the owner/s with a rateable valuation greater than \$2,000,000.	02, 05, 09	Minimum \$11,069.00  Rate in the Dollar 0.40000
5	Residential – Non-Principal place of residence (NPPR)	<u>Description</u> Properties used solely for, or capable of use for, a single residential dwelling, which is not the principal place of residence of the owner/s with a rateable valuation from \$1 to \$695,000.	01, 02, 04, 05, 06, 09, 94  Excluding properties in Commercial Categories 18 and 19	Minimum \$1,218.00  Rate in the Dollar 0.70810
6	Residential – Non-Principal place of residence (NPPR)	<u>Description</u> Properties used solely for, or capable of use for, a single residential dwelling, which is not the principal place of residence of the owner/s with a rateable valuation from \$695,001 to \$1,300,000.	01, 02, 04, 05, 06, 09, 94  Excluding properties in Commercial Categories 18 and 19	Minimum \$5,200  Rate in the Dollar 0.55360
7	Residential – Non-Principal place of residence (NPPR)	<u>Description</u> Properties used solely for, or capable of use for, a single residential dwelling, which is not the principal place of residence of the owner/s with a rateable valuation from \$1,300,001 to \$2,000,000.	01, 02, 04, 05, 06, 09, 94  Excluding properties in Commercial Categories 18 and 19	Minimum \$7,562.00  Rate in the Dollar 0.53310
8	Residential – Non-Principal place of residence (NPPR)	<u>Description</u> Properties used solely for, or capable of use for, a single residential dwelling, which is not the principal place of residence of the owner/s with a rateable valuation greater than \$2,000,000.	01, 02, 04, 05, 06, 09, 94  Excluding properties in Commercial Categories 18 and 19	Minimum \$11,169  Rate in the Dollar 0.40200

CATEGORY	RATING CATEGORIES	CRITERIA	PRIMARY LAND USE APPLICABLE	MINIMUM & RATE IN THE DOLLAR
9	<b>Residential Building Units - Principal place of residence (PPR)</b>	<u>Description</u> Properties that are used for residential purposes and the unit lot is part of a Community Title Scheme, which is the principal place of residence of the owner/s.	08	<b>Minimum</b> \$1,118.00 <b>Rate in the Dollar</b> 0.79800
10	<b>Residential Building Units - Non-Principal place of residence (NPPR)</b>	<u>Description</u> Properties that are used for residential purposes and the unit lot is part of a Community Title Scheme, which is not the principal place of residence of the owner/s.	08	<b>Minimum</b> \$1,218.00 <b>Rate in the Dollar</b> 1.05380
11	<b>Residential – Flats 2</b>	<u>Description</u> Properties that are used for multi residential purposes (flats) and contain 2 independent living flats.	03	<b>Minimum</b> \$1,674.00 <b>Rate in the Dollar</b> 0.90850
12	<b>Residential – Flats 3-4</b>	<u>Description</u> Properties used for multi residential purposes (flats) and contain 3 or 4 independent living flats.	03	<b>Minimum</b> \$2,163.00 <b>Rate in the Dollar</b> 0.90850
13	<b>Residential – Flats 5-6</b>	<u>Description</u> Properties used for multi residential purposes (flats) and contain 5 or 6 independent living flats_	03	<b>Minimum</b> \$2,652.00 <b>Rate in the Dollar</b> 0.90850
14	<b>Residential – Flats 7+</b>	<u>Description</u> Properties used for multi residential purposes (flats) and contain 7 or more independent living flats_	03	<b>Minimum</b> \$3,217.00 <b>Rate in the Dollar</b> 0.90850
15	<b>Residential Section 50</b>	<u>Description</u> Residential properties that are subject to section 50 of the <i>Land Valuation Act 2010</i> .	72	<b>Minimum</b> NIL <b>Rate in the Dollar</b> 0.70810
16	<b>Rural Productive</b>	<u>Description</u> Properties which are used predominately for primary production.	60, 61, 64, 65, 66, 67, 68, 69, 70, 71, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 93	<b>Minimum</b> \$1,218.00 <b>Rate in the Dollar</b> 1.24440
17	<b>All Other Land</b>	All land which is not otherwise categorised.		<b>Minimum</b> \$1,218.00 <b>Rate in the Dollar</b> 0.70810
18	<b>Commercial - North of McClelland Road</b>	<u>Description</u> Properties in the localities of Cooya, Mossman and other localities to the north of Mossman (excluding those properties in Commercial Categories 19, 20, 21 and 22): (i) that are used, or capable of being used, for commercial/industrial purposes; or (ii) included as Commercial and Industry Planning Areas in the 2018 Douglas Shire Planning Scheme Version 1.0.	01, 04, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18; 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 55, 56, 57, 58, 72, 91, 92, 95, 96, 97, 99	<b>Minimum</b> \$1,218.00 <b>Rate in the Dollar</b> 1.12120
19	<b>Commercial – South of McClelland Road</b>	<u>Description</u> Properties in the localities of Port Douglas, Craiglie and other localities to the south of Craiglie (excluding those properties in Commercial Categories 18, 20, 21 and 22) (i) that are used, or capable of being used, for commercial/industrial purposes; or (ii) included as Commercial and Industry Planning Areas in 2018 Douglas Shire Planning Scheme Version 1.0.	01, 04, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18; 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 55, 56, 57, 58, 72, 91, 92, 95, 96, 97, 99	<b>Minimum</b> \$1,218.00 <b>Rate in the Dollar</b> 0.78490

CATEGORY	RATING CATEGORIES	CRITERIA	PRIMARY LAND USE APPLICABLE	MINIMUM & RATE IN THE DOLLAR
20	Commercial - Not for Profit	<u>Description</u> Properties used by not-for-profit recreation, sporting and community groups that receive a remission or rebate under Council's Rates Rebate – Not for Profit Entities Policy.		<b>Minimum</b> \$1,118.00 <b>Rate in the Dollar</b> 0.72710
21	Commercial - Marina	<u>Description</u> Properties which are predominantly used or intended for use as a shopping centre, with a secondary use of a marina, which: (a) Have an area in excess of 1.5 ha; and (b) Contain a building or group of buildings comprising more than six shops.	12  <b>With a secondary land use of:</b>  20	<b>Minimum</b> \$335,402.00 <b>Rate in the Dollar</b> 3.79780
22	Heavy Industry - Sugar Mill	<u>Description</u> Properties that are used or have the potential to be used for a sugar mill or co-generation plant.	35	<b>Minimum</b> \$1,218.00 <b>Rate in the Dollar</b> 1.16330

## LAND USE CODES (LUC)

01	Vacant urban land;	48	Sports Clubs/Facilities;
02	Residential single unit dwelling - urban and rural;	49	Caravan Parks;
03	Multi Unit Dwelling (Flats)	50	Other Clubs Non-Business;
04	Large vacant urban land;	51	Religious;
05	Large homesite - dwelling - urban and rural;	52	Cemeteries (including Crematoria);
06	Outbuildings;	55	Library;
07	Guest House/Private Hotel;	56	Showgrounds/Racecourses/Airfields;
08	Building Units;	57	Parks and Gardens;
09	Group Titles;	58	Educational - including Kindergartens;
10	Combined Multi Dwelling and Shop;	60	Sheep Grazing - Dry;
11	Shop - Single;	61	Sheep Breeding;
12	Shops - Shopping group (more than 6 shops);	64	Cattle Grazing - Breeding;
13	Shopping group (2 to 6 shops);	65	Cattle Breeding and Fattening;
14	Shops - Main Retail;	66	Cattle Fattening;
15	Shops - Secondary Retail;	67	Goats;
16	Drive In Shopping Centres;	68	Milk - Quota;
17	Restaurant;	69	Milk - No Quota;
18	Special Tourist Attraction;	70	Cream;
19	Walkway;	71	Oil Seeds;
20	Marina;	72	Refer to s 50 of the <i>Land Valuation Act 2010</i> .
22	Car Park;	73	Grains;
23	Retail Warehouse;	74	Turf Farms;
24	Sales Area Outdoor;	75	Sugar Cane;
25	Offices;	76	Tobacco;
26	Funeral Parlours;	77	Cotton;
27	Hospitals; Convalescent Homes (Medical Care) (Private);	78	Rice;
28	Warehouses and Bulk Stores;	79	Orchards;
29	Transport Terminal;	80	Tropical Fruits;
30	Service Station;	81	Pineapples;
31	Oil Depots and Refinery;	82	Vineyards;
32	Wharves;	83	Small Crops and Fodder Irrigated;
33	Builders Yard/Contractors Yard;	84	Small Crops Fodder Non-irrigated;
34	Cold Stores - Ice works;	85	Pigs;
35	General Industry;	86	Horses;
36	Light Industry;	87	Poultry;
37	Noxious/Offensive Industry;	88	Forestry and Logs;
38	Advertising - Hoarding;	89	Animals Special;
39	Harbour Industries;	91	Transformers;
40	Extractive;	92	Defence Force establishments;
41	Child Care;	93	Peanuts.
42	Hotel/Tavern;	94	Vacant rural land.
43	Motel;	95	Reservoir, Dam, Bores;
44	Nurseries;	96	Public Hospital;
45	Theatres and Cinemas;	97	Welfare Homes/Institutions;
46	Drive-In Theatres;	99	Community Protection Centre.
47	Licensed Clubs;		

**DOUGLAS SHIRE COUNCIL – RATING CATEGORIES – GENERAL RATES**  
**LAND USE CODES / DESCRIPTION**

For each category specified, the particular uses described by the land use codes are examples, which are not necessarily exhaustive, of uses intended to be encompassed by a general land use description forming part of the criteria.

The category in which your property has been included is printed on the face of the rates notice. This category has been identified by the Douglas Shire Council. Terms used in the differential rating category criteria are defined in the Council's Revenue Statement.

**IMPORTANT**

**You are further advised:**

- a) if you consider that, as at the date of issue of the rate notice, your land should, having regard to the criteria adopted by the Douglas Shire Council, have been included in another of the categories listed in the notice you may object against the categorisation of your land by posting to or lodging with the Douglas Shire Council a notice of objection in the prescribed form by the due date of such notice issue. (Copies of this form are available at Douglas Shire Council's Office.)
- b) that the only grounds on which you may so object are that your land should, having regard to the criteria adopted by the Douglas Shire Council, have been included in some other category.
- c) that the posting to or lodging of an objection with the Douglas Shire Council shall not in the meantime interfere with or affect the levy and recovery of the rates referred to in the rate notice; and
- d) that where, by reason of the decision of the Douglas Shire Council (in consultation with the Department of Resources) on the objection the land is taken to have been included in another category as at the date of issue of the rate notice an adjustment of the amount of rates levied or, as the case may be, the amount of rates paid shall be made in accordance with the provisions of Section 91 of the *Local Government Regulation 2012*.
- e) Postal Address – The Chief Executive Officer, Douglas Shire Council, PO Box 723, Mossman QLD 4873
- f) If you are dissatisfied with the decision of the Chief Executive Officer an appeal may be filed with the Land Court.

**ADDITIONAL INFORMATION**

**INTEREST ON OVERDUE RATES AND CHARGES**

In accordance with s133 of the *Local Government Regulation 2012*, interest at the rate of eight point seventeen percent (8.17%) per annum compounding daily is to be charged on all overdue rates or charges from the day the rates or charges become overdue or a later day decided by the local government.

**PENSION REMISSION:**

Ratepayers who are holders of an eligible Queensland Pensioner Concession Card or Veteran Affairs Gold Card and own a property within Douglas Shire, which is your principal place of residence, you may be entitled to State and Council funded remission on your Council rates. Please visit Council's website at [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au) or contact our Customer Service centre on (07) 4099 9444 for more information.

**EXPERIENCING FINANCIAL DIFFICULTY:**

If you are finding it difficult to pay your rates by the due date, Council is willing to enter into a payment arrangement with you to pay your rates off in accordance with Council's Debt Recovery Policy. Interest will apply. Please contact Council's office on (07) 4099 9444

**EMERGENCY MANAGEMENT LEVY:**

Council is required to collect this levy on behalf of the State Government. For queries and information about the levy contact Queensland Fire and Emergency services on 137 468 or visit [www.fire.qld.gov.au](http://www.fire.qld.gov.au)

**DEBT RECOVERY**

If your rates are not paid and you do not contact Council to arrange a suitable repayment plan, or if your address is not updated which result in the non- payment of your rates, Council will refer your rates debt to its Debt Recovery Specialist, which may result in legal charges being applied.