

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 section 94 of the *Local Government Act 2009* and section's 80 and 81 of the *Local Government Regulation 2012*, for the year ended 30th June 2027.

For the purpose of making and levying these rates there are eighteen 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 eighteen categories.

CATEGORY NUMBER	CATEGORY NAME	DESCRIPTION	PRIMARY LAND USE APPLICABLE	MINIMUM & RATE IN THE DOLLAR
1	Residential - Principal place of residence (PPR)	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 \$1,300,000.	02, 05, 09	Minimum \$1,400 Rate in the Dollar 0.6323
2	Residential - Principal place of residence (PPR)	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 \$1,300,000.	02, 05, 09	Minimum \$8,812 Rate in the Dollar 0.5319
3	Residential – Non-Principal place of residence (NPPR)	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 \$1,300,000.	01, 02, 04, 05, 06, 09, Excluding properties in Commercial Categories 14 and 15	Minimum \$1,755 Rate in the Dollar 0.7299
4	Residential – Non-Principal place of residence (NPPR)	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 \$1,300,000.	01, 02, 04, 05, 06, 09, Excluding properties in Commercial Categories 14 and 15	Minimum \$10,172 Rate in the Dollar 0.5747
5	Residential Building Units - Principal place of residence (PPR)	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	Minimum \$1,400 Rate in the Dollar 0.6323
6	Residential Building Units - Non-Principal place of residence (NPPR)	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	Minimum \$1,755 Rate in the Dollar 0.9827
7	Residential – Flats 2	Properties that are used for multi residential purposes (flats) and contain 2 independent living flats.	03	Minimum \$2,117 Rate in the Dollar 0.8735
8	Residential – Flats 3-4	Properties used for multi residential purposes (flats) and contain 3 or 4 independent living flats.	03	Minimum \$2,848 Rate in the Dollar 0.9462
9	Residential – Flats 5-6	Properties used for multi residential purposes (flats) and contain 5 or 6 independent living flats.	03	Minimum \$4,745 Rate in the Dollar 0.9768
10	Residential – Flats 7+	Properties used for multi residential purposes (flats) and contain 7 or more independent living flats.	03	Minimum \$6,643 Rate in the Dollar 1.0611

CATEGORY NUMBER	CATEGORY NAME	DESCRIPTION	PRIMARY LAND USE APPLICABLE	MINIMUM & RATE IN THE DOLLAR
11	Residential Section 50	Subdivider land which is subject to s 50 of the <i>Land Valuation Act 2010</i> .	72	Minimum NIL Rate in the Dollar 0.7299
12	Rural Productive	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, 94	Minimum \$1,525 Rate in the Dollar 1.2678
13	All Other Land	All land which is not otherwise categorised.	-	Minimum \$1,525 Rate in the Dollar 0.7299
14	Commercial - North of McClelland Road	Properties in the localities of Cooya, Mossman and other localities to the north of Mossman (excluding those properties in Commercial Categories 15, 16, 17 and 18): (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	Minimum \$1,826 Rate in the Dollar 1.0712
15	Commercial – South of McClelland Road	Properties in the localities of Port Douglas, Craiglie and other localities to the south of Craiglie (excluding those properties in Commercial Categories 14, 16, 17 and 18) (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	Minimum \$1,826 Rate in the Dollar 0.8564
16	Commercial - Not for Profit	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.	-	Minimum \$1,400 Rate in the Dollar 0.7046
17	Commercial - Marina	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 With a secondary land use of: 20	Minimum \$427,274 Rate in the Dollar 3.9179
18	Heavy Industry	Properties that are used or have the potential to be used for a sugar mill or co-generation plant.	35	Minimum \$1,749 Rate in the Dollar 0.8564

LAND USE CODES (LUC)

01	Vacant urban land;	48	Sports Clubs/Facilities;
02	Single unit dwelling - urban and rural;	49	Caravan Parks;
03	Multi Unit Dwelling (Flats)	50	Other Clubs Non-Business;
04	Large Homesite vacant;	51	Religious;
05	Large homesite - dwelling;	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 Shops;	60	Sheep Grazing - Dry;
11	Shop - Single;	61	Sheep Breeding;
12	Shops 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 Centre;	68	Milk - Quota;
17	Restaurant;	69	Milk - No Quota;
18	Special Tourist Attraction;	70	Cream;
19	Walkway;	71	Oil Seeds;
20	Marina;	72	Subdivider land subject to s 50 of the <i>Land Valuation Act 2010</i> .
21	Residential Institution (Non-medical centre);	73	Grains;
22	Car Park;	74	Turf Farms;
23	Retail Warehouse;	75	Sugar Cane;
24	Sales Area Outdoor;	76	Tobacco;
25	Professional Offices;	77	Cotton;
26	Funeral Parlours;	78	Rice;
27	Hospitals; Convalescent Homes (Medical Care) (Private);	79	Orchards;
28	Warehouses and Bulk Stores;	80	Tropical Fruits;
29	Transport Terminal;	81	Pineapples;
30	Service Station;	82	Vineyards;
31	Oil Depot and Refinery;	83	Small Crops and Fodder Irrigated;
32	Wharves;	84	Small Crops Fodder Non-irrigated;
33	Builders Yard/Contractors Yard;	85	Pigs;
34	Cold Stores - Ice works;	86	Horses;
35	General Industry;	87	Poultry;
36	Light Industry;	88	Forestry and Logs;
37	Noxious/Offensive Industry;	89	Animals Special;
38	Advertising - Hoarding;	91	Transformers;
39	Harbour Industries;	92	Defence Force establishments;
40	Extractive;	93	Peanuts.
41	Child Care;ex K/garten	94	Vacant rural land.(excl 01 & 04)
42	Hotel/Tavern;	95	Reservoir, Dam, Bores;
43	Motel;	96	Public Hospital;
44	Nurseries;	97	Welfare Homes/Institutions;
45	Theatres and Cinemas;	99	Community Protection Centre.
46	Drive-In Theatres;		
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 Natural Resources and Mines, Manufacturing, and Regional and Rural Development (DNRMMRRD)) 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 twelve point nineteen percent (12.19%) 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.

PENSIONER 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, may be entitled to State and Council funded remission on your Council rates. Please visit Council's website at www.douglas.qld.gov.au or contact our Customer Service centre on (07) 4099 9444 for more information.

EXPERIENCING FINANCIAL DIFFICULTY:

Under Council's standard debt recovery procedures, should you be experiencing any difficulties in paying your rates by the due date, Council does allow an arrangement to pay by either weekly, fortnightly, or monthly payments to clear the account in full by the end of the current rate period. Please note that interest will still accrue on standard arrangements to pay. Please contact our Customer service or Rates section on (07) 4099 9444 or enquiries@douglas.qld.gov.au who will assist you in setting up a suitable payment arrangement.

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 Department on 137 468 or visit <https://www.fire.qld.gov.au/planning-and-compliance/em-levy>

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.