

5.8. REVISED BUDGET 2021-2022

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DEPARTMENT Finance and Corporate Services

RECOMMENDATION

That Council resolve to adopt, pursuant to Sections 169 and 170 of the *Local Government Regulation 2012* and Section 94B of the *Local Government Act 2009*, the Revised Budget for the financial year 2021-2022 and the Long-Term Financial Forecast for the financial years 2021-2022 to 2030-2031 as contained in the document titled 2021/2022 Revised Annual Budget and set out in the pages contained therein:

1. **Budgeted Statement of Income and Expenditure**
2. **Budgeted Statement of Financial Position**
3. **Budgeted Statement of Cash Flow**
4. **Budgeted Statement of Changes in Equity**
5. **Long Term Financial Forecast**
6. **Measures of Financial Sustainability**
7. **Budgeted sources and application of Capital Funding**
8. **Budgeted movement in Reserves**
9. **Budgeted Rates and Utilities Charges**
10. **Total Value of change in the rates and charges expressed as a percentage**
11. **Capital Works Program**
12. **The Revenue Policy (adopted by Council resolution on 27 April 2021), as tabled**
13. **The Revenue Statement (adopted by Council resolution on 15 June 2021), as tabled**

EXECUTIVE SUMMARY

The Budget review is presented to Council for adoption recognising changes to the financial position since the 2021-2022 Annual Budget was adopted on 15 June 2021.

The budget review for 2021-2022 has been incorporated with the Long-Term Financial Forecast. Impacts on this and future financial years have been reviewed and some of the forecast assumptions have been amended. The revised budget:

- includes a number of changes to operating revenue and expenditure, including any items approved by Council since the adoption of the original budget
- includes adjustments to Utility Charges as outlined in the separate Council report 'Extraordinary Decision – Revised Utility Charges and Associated Rating Matters 2021-2022' as permitted by extraordinary resolution under S94B *Local Government Act 2009*.
- allows for the carry forward of uncompleted capital works from last financial year
- includes any items of capital expenditure approved by Council since the adoption of the original budget

- includes a number of capital expenditure adjustments to existing projects that result in a net increase in proposed capital expenditure
- includes a number of new capital projects, in some cases as a result of new capital grants that have been awarded
- incorporates revised figures for Disaster Recovery Funding Arrangements (DRFA) capital revenue and expenditure.

Adoption of the revised figures will provide an updated indication of Council's progress against budget.

BACKGROUND

While there is no legislative requirement to revise Council's budget during the financial year, a revision enables Council to accommodate changing circumstances and adjust the budget for factors that were unknown at the time of the budget's original adoption, thus providing more meaningful results, when comparing actual revenue and expenditure against budget. Council from time to time reviews its adopted budget and makes appropriate adjustments to promote transparent financial management. Council has committed to maintaining rigour in its financial management and reporting processes by undertaking budget reviews.

Budget reviews should act as a barometer of Council's financial health during the year. The scope of review will differ, depending on where the organisation is at in the overarching planning and budget cycle.

It is a legislated requirement for an amended budget to include all items listed in section 169 of the local government regulation 2012. The Revenue Policy and Revenue Statement were adopted by Council on 15 June 2021 with no amendments, these documents have been included as originally tabled and adopted.

COMMENT

The 2021-22 annual budget was adopted on 15 June 2021. The attached financial report details the proposed 2021-22 revised budget figures. Table 2 below provides a summary of the adopted budget for the year ending 30 June 2022, proposed budget adjustments and the proposed 2021-22 revised budget figures.

PROPOSED AMENDMENTS TO THE ADOPTED BUDGET (BUDGET REVIEW)

Key points:

- the net effect of adjustments made to operating revenue and expenditure is an increase in Council's overall budgeted deficit
- increases in capital revenue and expenditure incorporate carry forward items, adjustments and new projects which result in a significant increase in Council's capital works program
- revised budget figures include DRFA estimates

A detailed review of Council's 2021-22 budget has been undertaken and the following changes are proposed:

- an increase in operating revenue and an increase in operating expenditure
- adjustments to a number of existing capital expenditure items that result in a net increase in proposed capital expenditure
- addition of a number of new capital projects, in some cases as a result of new capital grants that have been approved
- revised figures for DRFA capital revenue and expenditure.

Adjustments to Operating Revenue and Operating Expenditure

Adjustments netting +\$1.27m have been made to operating revenue and adjustments netting +\$1.90m have been made to operating expenditure, based on revised estimates of likely changes in revenue and expenditure for the remainder of the 2021/22 financial year.

Adjustments to operating revenue are as follows:

- Rates and utility charges -\$105k: water usage -\$142k, general rates +\$55k, sewer charges +\$15k, waste -\$28k, pensioner remission/rebates -\$5k
- Fees and charges -\$68k: anticipated further reduction in revenue from Daintree Ferry \$340k, primarily offset by increases in revenue: Van park fees \$45k, rates search fees \$75k and town planning application fees \$100k and other miscellaneous adjustments \$52k
- Grants and subsidies +306k: new grants: Mental Health \$75k, Buy Douglas Build Douglas \$55k, Emergent \$127k, SES \$40k, Move it \$9k
- Other Operating Revenue +\$1.136m: TMR additional works \$1.09m for Macrossan Street, Pedestrian crossing upgrades and Disaster works, Venue Hire and other miscellaneous income \$46k

Adjustments to operating expenditure are as follows:

- Depreciation +\$202k: Decrease in remaining useful life Killaloe Landfill, new contributed assets (Mossman Gorge & Craiglie)
- Finance Costs -\$25k: reduction in landfill estimate
- Materials and services +\$1.73m: increased expenditure to offset new grants received & Transport and Main Roads project costs +\$1.18m, ICT project costs reallocated from capital (net of savings identified) \$357k, increased recruitment, legal fees and insurance costs, partially offset by identified savings: electricity -\$55k, telephone -\$105k
- Employee Expenses -\$4K

These adjustments will address a number of the variances currently identified in Council's monthly financial reporting.

Uncompleted 2020/21 Capital Works Carried Forward

A number of capital works items included in the 2020/21 budget were not completed prior to 30 June 2021. The revised budget figures make allowance for the unspent budget amounts from 2020/21 to be carried forward to 2021/22 (where required) for the completion of these works. In some instances, additional funds are required for this purpose and these funds have also been identified for inclusion in the revised budget.

Any applicable capital grant revenue relating to these carried forward capital works items that has not already been accounted for during the 2020/21 financial year is also included.

The above information is shown in a separate attachment to this report and includes the completion status of each item as at 3 November 2021. The dollar value of these budget changes is summarised in a table later in this report.

Adjustments and Proposed Additions to Council's Capital Works Program

Details of adjustments made to a number of existing capital expenditure items that will result in a net increase in proposed capital expenditure and details of the addition of a number of new capital projects (in some cases as a result of new external capital grants that have been awarded) are also shown in separate attachments to this report. The dollar value of these adjustments and additions is also summarised in Table 1 below.

Disaster Recovery Funding Arrangements (DRFA)

The revised budget includes an estimate of revenue to be received and expenditure incurred during the 2021-22 financial year in relation to weather events that occurred during prior financial years, as part of Council's DRFA Restoration of Essential Public Assets (REPA) submissions.

Summary of Proposed Budget Adjustments

The following table provides a summary of all the proposed capital adjustments to Council's 2021-22 budget figures.

Table 1.

CAPITAL REVENUE	\$
Capital grants and subsidies	
- Carry forward capital grants	12,280,324
- New capital grants	2,291,750
Adjustments to Total Capital Revenue	14,572,074
CAPITAL EXPENSES	\$
Capital expenses	
- Uncompleted 2020-21 Capital works projects carried forward	13,406,164
- Estimated additional budget required for 2020-21 Capital works projects carried forward	3,835,821
- 2021-22 Capital works adjustments	(927,082)
- New capital projects	2,977,500
Adjustments to Total Capital Expenses	19,292,403
NET ADDITIONAL CAPITAL BUDGET	\$
Net Adjustments to Total Capital Budget	4,720,329

The proposed adjustments are summarised in the following table:

Table 2.

Douglas Shire Council Statement of Comprehensive Income		Budget 2021/22 \$	BUDGET ADJUSTMENT \$	REVISED BUDGET \$
Operating Revenue				
Rates and utility charges	37,784,630	(99,666)	37,684,964	
less: Remissions (incl. Pensioners)	(524,088)	(5,000)	(529,088)	
Net rates and utility charges	37,260,543	(104,666)	37,155,876	
Fees and charges	6,605,515	(68,235)	6,537,280	
Grants and subsidies	2,380,383	306,475	2,686,858	
Interest received	355,040	-	355,040	
Other recurrent income	997,274	1,135,931	2,133,205	
Total Operating Revenue	47,598,755	1,269,505	48,868,260	
Operating Expenses				
Employee benefits	16,833,359	(3,782)	16,829,577	
Materials and services	19,049,586	1,732,263	20,781,849	
Depreciation	13,896,369	201,998	14,098,367	
Finance costs	175,705	(25,000)	150,705	
Total Recurrent Expenses	49,955,019	1,905,479	51,860,498	
Operating Result	(2,356,264)	(635,974)	(2,992,238)	
Capital Revenue				
Capital grants and subsidies	4,597,318	14,572,074	19,169,392	
Contributions from developers	250,000	-	250,000	
Total capital revenue	4,847,318	14,572,074	19,419,392	
Net Result	2,491,054	13,936,100	16,427,154	
Capital Works Program				
Capital additions	16,046,559	19,292,403	35,338,962	
Total capital additions	16,046,559	19,292,403	35,338,962	

FINANCIAL/RESOURCE IMPLICATIONS

The results as at the end of October 2021 revealed further negative impacts on the 2021/22 budget as a result of COVID-19. Where possible, the reduction in revenue from Daintree Ferry and Council relief measures have been mitigated by identifying savings and revenue increases in other areas, without any reduction in services (unless Covid related).

RISK MANAGEMENT IMPLICATIONS

The budget revision process enables Council to accommodate changing circumstances and adjust the budget for factors that were unknown at the time of the budget's original adoption, thus providing more meaningful results when comparing actual revenue and expenditure against budget.

SUSTAINABILITY IMPLICATIONS

Economic: The COVID-19 pandemic will have a negative impact on the economic sustainability of Douglas Shire Council and may impact sustainability ratios. This will be closely managed by Council and mitigated where possible. The aim of the long-term financial plan is to meet all three of the 'measures of financial sustainability' within an eight-year time frame.

Environmental: Nil

Social: Nil

CORPORATE/OPERATIONAL PLAN, POLICY REFERENCE

This report has been prepared in accordance with the following:

Corporate Plan 2019-2024 Initiatives:

Theme 5 - Robust Governance and Efficient Service Delivery

Strong governance and financial management are the foundations of the way in which Council will conduct its business and implement the initiatives of the Corporate Plan.

Goal 1 - *We will conduct Council business in an open and transparent manner with strong oversight and open reporting.*

Goal 3 - *We will make sound financial decisions by ensuring robust strategic planning, financial management and reporting.*

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following areas outline where Council has a clear responsibility to act:

Custodian Council owns and manages infrastructure, facilities, reserves, resources and natural areas. In fulfilling its role as custodian, Council will be mindful of the community, the economy, the environment, and good governance.

Regulator Council has a number of statutory obligations detailed in numerous regulations and legislative Acts. Council also makes local laws to ensure that the Shire is well governed. In fulfilling its role as regulator, Council will utilise an outcomes-based approach that balances the needs of the community with social and natural justice.

Service Provider Council provides many services to the community from roads and waste services to libraries and recreational facilities. Services evolve over time and it is the Council's mission to ensure that these services are appropriate, delivered efficiently, and designed with the customer at the centre.

CONSULTATION

Internal: The budget review process has involved consultation with staff, the management team, the Chief Executive Officer and the Councillors.

External: Nil

COMMUNITY ENGAGEMENT

The adoption of the Revised Budget 2021-2022 and subsequent publishing will fall within the "inform" category of Council's Community Engagement Framework.

ATTACHMENTS

1. 2021-2022 Revised Annual Budget [5.8.1 - 13 pages]
2. Revenue General Policy 2021 22 Financial Year [5.8.2 - 3 pages]
3. Revenue Statement for the 2021 22 Financial Year [5.8.3 - 25 pages]



**2021/22
REVISED ANNUAL
BUDGET**

BUDGETED FINANCIAL STATEMENTS
AND SUPPORTING INFORMATION

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Douglas Shire Council - Budgeted Statement of Income and Expenditure

For the period ending 30 June 2022

	2021/22	2022/23	2023/24
	\$	\$	\$
Operating Revenue			
Rates and utility charges	37,684,964	39,091,523	40,441,544
Less: Pensioner remissions / Rebates	(529,088)	(541,382)	(559,250)
Less: Discounts	0	0	0
Net rates and utility charges	<u>37,155,876</u>	<u>38,550,141</u>	<u>39,882,295</u>
Fees and charges	6,537,280	6,882,541	7,109,665
Grants and subsidies	2,686,858	2,427,991	2,476,551
Interest received	355,040	355,040	355,040
Other operating revenue	2,133,205	997,274	997,274
TOTAL OPERATING REVENUE	<u>48,868,260</u>	<u>49,212,987</u>	<u>50,820,825</u>
Operating Expenses			
Employee benefits	16,829,577	17,554,332	17,940,527
Materials and services	20,781,849	19,950,610	20,449,499
Depreciation and amortisation	14,098,367	14,186,318	13,951,908
Finance costs	150,705	178,719	182,293
TOTAL OPERATING EXPENDITURE	<u>51,860,498</u>	<u>51,869,979</u>	<u>52,524,227</u>
Operating Surplus / (Deficit)	<u>(2,992,238)</u>	<u>(2,656,992)</u>	<u>(1,703,402)</u>
Capital Income			
Grants and subsidies	19,169,392	1,144,337	1,144,337
Contributions from developers	250,000	250,000	250,000
TOTAL CAPITAL INCOME	<u>19,419,392</u>	<u>1,394,337</u>	<u>1,394,337</u>
Net Result	<u>16,427,154</u>	<u>(1,262,655)</u>	<u>(309,065)</u>
TOTAL COMPREHENSIVE INCOME	<u>16,427,154</u>	<u>(1,262,655)</u>	<u>(309,065)</u>

Douglas Shire Council - Budgeted Statement of Financial Position

For the period ending 30 June 2022

	2021/22	2022/23	2023/24
	\$	\$	\$
Current Assets			
Cash assets and equivalents	14,062,283	14,312,283	14,762,283
Receivables	4,647,918	4,647,918	4,647,918
Inventory	97,728	97,728	97,728
	<u>18,807,929</u>	<u>19,057,929</u>	<u>19,507,929</u>
Non-Current Assets			
Property, plant and equipment	433,834,991	430,850,325	428,841,260
Intangibles	110,000	110,000	110,000
	<u>433,944,991</u>	<u>430,960,325</u>	<u>428,951,260</u>
TOTAL ASSETS	<u>452,752,920</u>	<u>450,018,254</u>	<u>448,459,189</u>
Current Liabilities			
Trade and other payables	5,821,683	5,821,683	5,821,683
Borrowings	0	0	0
Provisions	3,233,973	2,511,962	2,011,962
	<u>9,055,656</u>	<u>8,333,645</u>	<u>7,833,645</u>
Non-Current Liabilities			
Borrowings	0	0	0
Provisions	2,568,016	1,818,016	1,068,016
	<u>2,568,016</u>	<u>1,818,016</u>	<u>1,068,016</u>
TOTAL LIABILITIES	<u>11,623,672</u>	<u>10,151,661</u>	<u>8,901,661</u>
NET COMMUNITY ASSETS	<u>441,129,248</u>	<u>439,866,593</u>	<u>439,557,528</u>
Community Equity			
General reserves	1,754,520	2,004,520	2,454,520
Accumulated surplus / (deficit)	439,374,728	437,862,073	437,103,008
TOTAL COMMUNITY EQUITY	<u>441,129,248</u>	<u>439,866,593</u>	<u>439,557,528</u>

Douglas Shire Council - Budgeted Statement of Cash Flow

For the period ending 30 June 2022

	2021/22	2022/23	2023/24
	\$	\$	\$
Cash flows from operating activities			
Receipts			
Net rates and utility charges	37,155,876	38,550,141	39,882,295
Fees and charges	6,537,280	6,882,541	7,109,665
Grants, subsidies, contributions and donations	2,686,858	2,427,991	2,476,551
Interest received	355,040	355,040	355,040
Other operating revenue	2,133,205	997,274	997,274
	<u>48,868,260</u>	<u>49,212,987</u>	<u>50,820,825</u>
Payments			
Employee benefits	(16,829,577)	(17,554,332)	(17,940,527)
Materials and services	(20,781,849)	(19,950,610)	(20,449,499)
Finance costs	(150,705)	(178,719)	(182,293)
	<u>(37,762,130)</u>	<u>(37,683,661)</u>	<u>(38,572,319)</u>
Net cash inflow (outflow) from operating activities	<u>11,106,129</u>	<u>11,529,326</u>	<u>12,248,506</u>
Cash flows from investing activities			
Receipts			
Proceeds from sale of property plant and equipment	110,000	110,000	110,000
Grants, subsidies, contributions and donations	19,419,392	1,394,337	1,394,337
	<u>19,529,392</u>	<u>1,504,337</u>	<u>1,504,337</u>
Payments			
Payments for property, plant and equipment	(35,338,961)	(12,783,663)	(13,302,843)
Net cash inflow (outflow) from investing activities	<u>(15,809,569)</u>	<u>(11,279,326)</u>	<u>(11,798,506)</u>
Cash flows from financing activities			
Net cash inflow (outflow) from financing activities	<u>0</u>	<u>0</u>	<u>0</u>
Net increase (decrease) in cash and cash equivalents held	<u>(4,703,440)</u>	<u>250,000</u>	<u>450,000</u>
Cash and cash equivalents at the beginning of the financial year	18,765,723	14,062,283	14,312,283
Cash and cash equivalents at the end of the financial year	<u>14,062,283</u>	<u>14,312,283</u>	<u>14,762,283</u>

Douglas Shire Council - Budgeted Statement of Changes in Equity

For the period ending 30 June 2022

	2021/22	2022/23	2023/24
	\$	\$	\$
GENERAL RESERVES			
Balance as at 1 July	2,004,520	1,754,520	2,004,520
Transfers to and from reserves			
Transfers to reserves	1,407,311	900,000	900,000
Transfers from reserves	(1,657,311)	(650,000)	(450,000)
Total transfers to and from reserves	<u>(250,000)</u>	<u>250,000</u>	<u>450,000</u>
Balance as at 30 June	<u>1,754,520</u>	<u>2,004,520</u>	<u>2,454,520</u>
ACCUMULATED SURPLUS / (DEFICIT)			
Balance as at 1 July	422,697,574	439,374,728	437,862,073
Net result	16,427,154	(1,262,655)	(309,065)
Total comprehensive income for the year	<u>16,427,154</u>	<u>(1,262,655)</u>	<u>(309,065)</u>
Transfers to and from reserves			
Transfers to reserves	(1,407,311)	(900,000)	(900,000)
Transfers from reserves	1,657,311	650,000	450,000
Total transfers to and from reserves	<u>250,000</u>	<u>(250,000)</u>	<u>(450,000)</u>
Balance as at 30 June	<u>439,374,728</u>	<u>437,862,073</u>	<u>437,103,008</u>
TOTAL COMMUNITY EQUITY	<u>441,129,248</u>	<u>439,866,593</u>	<u>439,557,528</u>

Douglas Shire Council - Long Term Financial Forecast

For the period ending 30 June 2022

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Operating Revenue										
Rates and utility charges	37,155,876	38,550,141	39,882,295	41,258,411	42,679,939	44,148,377	45,665,273	47,232,227	48,850,891	50,522,970
Fees and charges	6,537,280	6,882,541	7,109,665	7,344,284	7,586,645	7,837,004	8,095,626	8,362,781	8,638,753	8,923,832
Grants and subsidies	2,686,858	2,427,991	2,476,551	2,526,082	2,576,603	2,628,135	2,680,698	2,734,312	2,788,998	2,844,778
Interest received	355,040	355,040	355,040	355,040	355,040	355,040	355,040	355,040	355,040	355,040
Other operating revenue	2,133,205	997,274	997,274	997,274	997,274	997,274	997,274	997,274	997,274	997,274
TOTAL OPERATING REVENUE	48,868,260	49,212,987	50,820,825	52,481,091	54,195,501	55,965,831	57,793,911	59,681,634	61,630,956	63,643,894
Operating Expenses										
Employee benefits	16,829,577	17,554,332	17,940,527	18,335,219	18,738,593	19,150,842	19,572,161	20,002,749	20,442,809	20,892,551
Materials and services	20,781,849	19,950,610	20,449,499	20,909,613	21,380,079	21,861,131	22,353,006	22,855,949	23,370,208	23,896,038
Depreciation and amortisation	14,098,367	14,186,318	13,951,908	14,370,465	14,801,579	15,245,626	15,702,995	16,174,085	16,659,307	17,159,087
Finance costs	150,705	178,719	182,293	185,939	189,658	193,451	197,320	201,266	205,292	209,397
TOTAL OPERATING EXPENDITURE	51,860,498	51,869,979	52,524,227	53,801,235	55,109,909	56,451,051	57,825,482	59,234,049	60,677,616	62,157,072
Operating Surplus / (Deficit)	(2,992,238)	(2,656,992)	(1,703,402)	(1,320,145)	(914,408)	(485,220)	(31,572)	447,586	953,340	1,486,822
Capital Income										
Grants and subsidies	19,169,392	1,144,337	1,144,337	1,144,337	1,144,337	1,144,337	1,144,337	1,144,337	1,144,337	1,144,337
Contributions from developers	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
TOTAL CAPITAL INCOME	19,419,392	1,394,337								
Net Result	16,427,154	(1,262,655)	(309,065)	74,192	479,929	909,117	1,362,765	1,841,923	2,347,677	2,881,159
Sources of capital funding										
Funded depreciation	9,948,819	10,879,326	11,598,506	12,400,320	13,237,171	14,110,406	15,021,424	15,971,671	16,659,307	17,159,087
Constrained works reserve	1,000,000	500,000	300,000	250,000	200,000	200,000	200,000	200,000	200,000	200,000
Daintree ferry reserve	657,311	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Proceeds from sale of assets	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000
Capital grants	19,169,392	1,144,337	1,144,337	1,144,337	1,144,337	1,144,337	1,144,337	1,144,337	1,144,337	1,144,337
Contributed assets	0	0	0	0	0	0	0	0	0	0
Council source funding	4,453,439	0	0	0	0	0	0	0	0	0
General revenue	0	0	0	0	0	0	0	0	401,670	668,411
Total sources of capital funding	35,338,961	12,783,663	13,302,843	14,054,657	14,841,508	15,714,743	16,625,761	17,576,008	18,665,314	19,431,835
Application of capital funding										
Capital Works expenditure	35,338,961	12,783,663	13,302,843	14,054,657	14,841,508	15,714,743	16,625,761	17,576,008	18,665,314	19,431,834
Total application of capital funding	35,338,961	12,783,663	13,302,843	14,054,657	14,841,508	15,714,743	16,625,761	17,576,008	18,665,314	19,431,834
COMMUNITY ASSETS										
Total Assets	452,752,920	450,018,254	448,459,189	448,533,381	448,155,137	449,064,254	450,427,020	452,268,942	454,616,619	457,497,778
Total Liabilities	11,623,672	10,151,661	8,901,661	8,901,661	8,043,488	8,043,488	8,043,488	8,043,488	8,043,488	8,043,488
TOTAL COMMUNITY EQUITY	441,129,248	439,866,593	439,557,528	439,631,720	440,111,649	441,020,766	442,383,532	444,225,454	446,573,131	449,454,290

Douglas Shire Council - Measures of Financial Sustainability

For the period ending 30 June 2022

			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
			%	%	%	%	%	%	%	%	%	%
Council's expected performance at 30 June against key financial ratios and targets:												
Ratio	How the measure is calculated	Target										
Operating surplus ratio	Net result (excluding capital items) divided by total operating revenue (excluding capital items)	Between 0% and 10%	(6.12)	(5.40)	(3.35)	(2.52)	(1.69)	(.87)	(.05)	0.75	1.55	2.34
Asset sustainability ratio	Capital expenditure on the replacement of assets (renewals) divided by depreciation expense.	Greater than 90%	101.59	85.88	92.77	90.27	91.85	92.46	93.91	96.17	99.16	100.22
Net financial liabilities ratio	Total liabilities less current assets divided by total operating revenue (excluding capital items)	Not greater than 60%	(14.70)	(18.10)	(20.87)	(21.16)	(23.09)	(23.34)	(23.56)	(23.73)	(23.72)	(24.09)

Basis of Preparation

The financial sustainability ratios are prepared in accordance with the requirements of the *Local Government Regulation 2012* and the Financial Management (Sustainability) Guideline 2013 issued by the Department of Local Government, Community Recovery and Resilience.

Douglas Shire Council - Budgeted Sources and Application of Capital Funding

For the period ending 30 June 2022

	2021/22	2022/23	2023/24
	\$	\$	\$
Sources of capital funding			
Funded depreciation	9,948,819	10,879,326	11,598,506
* Constrained works reserve	1,000,000	500,000	300,000
Daintree ferry reserve	657,311	150,000	150,000
Public art reserve	0	0	0
Proceeds from sale of assets	110,000	110,000	110,000
Capital grants	19,169,392	1,144,337	1,144,337
Council source funding	4,453,439	0	0
General revenue	0	0	0
Total sources of capital funding	35,338,961	12,783,663	13,302,843
Application of capital funding			
Capital Works expenditure	35,338,961	12,783,663	13,302,843
Total application of capital funding	35,338,961	12,783,663	13,302,843
* Application of funds from Constrained works reserve			
Road / Transport Network	330,000		
Public Spaces	120,000		
Water	270,000		
Wastewater	280,000		
	<u>1,000,000</u>		

Douglas Shire Council - Budgeted Movement in Reserves

For the period ending 30 June 2022

	2021/22	2022/23	2023/24
	\$	\$	\$
RESERVES			
Constrained works reserve			
Balance as at 1 July	2,004,520	1,254,520	1,004,520
Transfers to reserve	250,000	250,000	250,000
Transfers from reserve	(1,000,000)	(500,000)	(300,000)
Balance as at 30 June	<u>1,254,520</u>	<u>1,004,520</u>	<u>954,520</u>
Daintree ferry reserve			
Balance as at 1 July	0	500,000	1,000,000
Transfers to reserve	1,157,311	650,000	650,000
Transfers from reserve	(657,311)	(150,000)	(150,000)
Balance as at 30 June	<u>500,000</u>	<u>1,000,000</u>	<u>1,500,000</u>
Public art reserve			
Balance as at 1 July	0	0	0
Transfers to reserve	0	0	0
Transfers from reserve	0	0	0
Balance as at 30 June	<u>0</u>	<u>0</u>	<u>0</u>

Douglas Shire Council - Budgeted Rates and Utility Charges - Value of Change

For the period ending 30 June 2022

	2020/21	2021/22	Change	Change
	\$	\$	\$	%
Rates and utility charges	36,123,565	37,684,964	1,561,399	4.3%

Basis of Preparation

This information is provided in accordance with the requirements of the *Local Government Regulation 2012*.
The change in \$ amount / percentage includes rates and utility charges levied on additional assessments, connections and services added since the previous financial year and a revised estimate of the value of utility charges for water consumption.

Douglas Shire Council - Capital Works Program

For the period ending 30 June 2022

	New/ Renewal/ Upgrade (N/R/U)	2021/22 \$
<u>Community Development</u>		
Sports Master Plan Implementation for Port Douglas and Mossman	R	250,000
Indigenous Signage Final Stage	N	30,000
Sports Master Plan Implementation for Port Douglas and Mossman 20/21	R	177,366
Mossman Pool Lighting Design & Installation	U	86,525
Port Douglas Pool and Splash Park - Masterplan, Concept & Detailed Designs	N	461,056
Mossman Caravan Park and Pool Upgrades 20/21	R/U	250,000
Pool Pump Repair/Replacement	U	25,000
		1,279,947
<u>ICT Services</u>		
Asset Management System	U	0
Evidence Management System	N	0
Authority Online Timesheets	N	0
InfoXpert Public Portal	N	0
Promapp - Process Mapping Tool	N	0
SCADA - Cyber Security Refresh	R	0
Security System Access Refresh	R	45,000
		45,000
<u>Property Services</u>		
Mossman Pool - Design	N	0
Purchase Road Reserve to Accommodate Reef Bank	N	109,989
Upgrades to Mossman Golf Club	N	45,701
Wonga Beach Caravan Park Grey Water System	U	119,559
Mossman Pool- Disability Upgrades	U	11,468
Wonga Beach Caravan Park Caretaker Residence	N	140,000
		426,717

Douglas Shire Council - Capital Works Program

For the period ending 30 June 2022

	New/ Renewal/ Upgrade (N/R/U)	2021/22 \$
<u>Building Facilities</u>		
Building & Facilities Renewal Program	R	280,000
Infrastructure Lighting Renewal Program	R	40,000
Mossman Depot Auto Gates	U	35,000
Diwan Health Clinic Generator Compound Renewal	R	75,000
Port Douglas Sugar Wharf - New Toilets, Track Lights, Fans	R	72,416
Sugar Wharf - Concrete Jetty	R	45,816
Diwan- Remote Power Monitoring	N	15,000
Flagstaff Hill- Remote Power Monitoring	N	15,000
Options and Design of Sugar Wharf Deck	R	50,000
		628,232
<u>Fleet</u>		
Fleet Renewal Program - Heavy Plant	R	650,000
		650,000
<u>Environment & Planning</u>		
Refurbish Pile Moorings at Port Douglas Boat Harbour	R	25,000
		25,000
<u>Resource Management</u>		
Landfill Capping - Newell	R	154,000
Killaloe Transfer Station Amenities & Crib Room	R	20,000
Killaloe Landfill - Interim Capping	R	180,000
Sanitary Depot Final Capping	R	135,181
Cow Bay Transfer Station Communications & Safety	U	20,000
Cow Bay Transfer Station Ramp	R	20,000
Killaloe Transfer Station Site Security	R	10,000
Killaloe Recovery Shed Pavers	N	126,477
Resource Recovery Shed at Killaloe Transfer Station	N	361,729
Environmental Infrastructure- Newell Landfill	R	5,914
Killaloe Transfer Station Amenities & Crib Room	R	71,678
		1,104,979
<u>Public Spaces</u>		
Parks Renewal Program	R	450,000
Rex Smeal Playground	U	100,000
Mossman Showgrounds - re-turf (Council Contribution)	R	15,000
Parks Renewal Program- 2020/21	R	48,670
Grant St, Port Douglas- Design	U	4,200
Diggers Park	N	57,724
Mossman Streetscape Improvement Program	R	110,754
		786,348

Douglas Shire Council - Capital Works Program

For the period ending 30 June 2022

	New/ Renewal/ Upgrade (N/R/U)	2021/22 \$
Civil Works		
Timber Bridge and Boardwalk Renewal Program	R	80,000
Disability Infrastructure Upgrades	R	100,000
Road Reseal Program	R	600,000
Pavement Renewal Program	R	250,000
Gravel Road Renewal Program	R	450,000
Footpath Renewal Program	R	150,000
Kerb and Channel Program	R	205,000
Footpath & Road Lighting Program	R	350,000
Craiglie Residential Estate Trunk Infrastructure	N	1,000,000
Cooya to Mossman Cycle Way Stage 2	N	2,500,000
Warner Bridge Replacement	R	1,220,000
Anichs Bridge Renewal	R	820,000
Realign Douglas Creek Road	N	130,000
Daintree Ferry - Infrastructure Stage 1	N	350,000
Noah Creek Bridge	R/U	1,972,879
Daintree Ferry - Landside Infrastructure	U	7,311
Donovan's Range Betterment- Cape Tribulation Bloomfield Rd- Category D Funding	U	3,506,806
Cape Tribulation Bloomfield Road Program- QRA Category D Betterment Funding	U	3,397,041
Zig Zag Road Program- QRA Category D Betterment Funding	U	3,181,982
Construction - PCN Junction Bridge - Mossman to Cooya Beach Stage 1	N	165,554
Design - PCN North Mossman to Newell Beach 2019-20	N	56,161
Warner Street Phase 2- Drainage and Footpaths Finalisation	R	146,699
Wharf Street Port Douglas Floodgates - QRRF	N	92,290
Ferry repairs	R	300,000
BBRF- Pedestrian Cycle Way Bridge and Pathway Between Kubirri Aged Care and Mossman Gorge Centre	N	2,500,000
Port Douglas Road Design Shared Path	N	15,000
Cooya Beach Road Design Shared Path	N	12,500
		23,559,223
Wastewater		
Manhole Raise & Reseal Program	R	60,000
Manhole Condition Assessment - Refurb Program	R	50,000
PDWWTP Air Compressors Renewals	R	49,000
Auto-samplers	R	14,000
RTU & Switchboard Renewal	R	305,000
Tertiary Filters Media Sand Replacement and Inspections/Repairs	R	45,000
PDWWTP Odour Control Unit Renewal	R	100,000
Wastewater Network Renewal Program	R	150,000
Manhole Condition Assessment- Refurb Program 20/21	R	23,120
Sluice Valve Renewals Program 20/21	R	3,594
Port Douglas WWTP - UV Disinfection	R	11,770
PDWWTP Aerators & Diffusers	R	172,662
RTU & Switchboard Renewal	R	131,315
PDWWTP SBR Upgrade	U	30,000
		1,145,461

Douglas Shire Council - Capital Works Program

For the period ending 30 June 2022

	New/ Renewal/ Upgrade (N/R/U)	2021/22 \$
<u>Water Quality</u>		
Security and Disaster Response Strengthening Program	U	80,000
Chemical WHS WTP Works	R	100,000
CIP Filter Replacement Program	R	6,000
Process Control Renewal Program	R	110,000
UF Cartridge Renewals Program	R	315,000
Protective Roof Turbidity Meter Cabinet	R	15,000
RTU & Switchboard Renewals for Water Quality	R	215,000
UV Unit Renewals	R	70,000
Security & Disaster Response Strengthening Program	U	99,930
Chemical WHS WTP Works	R	39,837
Process Control Renewal Program	R	18,169
UF Cartridges Renewals Program 20/21	R	9,415
MWTP Raw Water Line Repairs	R	98,578
RTU & Switchboard Renewals for Water Quality	R	108,759
MWTP Electrochlorination Project	R	306,987
Whyanbeel Water treatment Plant	R	50,000
Craiglie Reservoir	R	23,000
		1,665,675
<u>Water Reticulation</u>		
Water Main Fire Fighting Compliance	R	100,000
Water Network Service Renewals Program	R	750,000
Smart Water Meter Program	R/U	800,000
Water Main Renewal Program	R	550,000
Bulk Raw Water Storage Reservoir	N	150,000
BBRF Grant Application - Council Contribution	N	0
Additional Water Extraction Site Design Finalisation (Drumsara)	N	35,791
Reservoir Access Renewals	R	28,613
Water Main Renewal Program 20/21	R	103,622
		2,518,026
<u>Drainage</u>		
Drainage Renewal Program	R	300,000
		300,000
<u>Environment and Planning</u>		
Refurbish Pile Moorings at Port Douglas Boat Harbour	R	18,491
Undertake actions outlined in the Coastal Hazard Adaptation Strategy (CHAS)	N	23,997
Reef Assist Program - Dune Rehabilitation in the Douglas Shire	N	241,011
		283,499
<u>Disaster Management</u>		
DRFA FWINP CREB TRACK	N	48,885
DRFA FWINP McDowall Range	N	17,463
DRFA FWINP Stewart Creek Valley	N	18,939
DRFA FWINP Mossman TP	N	18,939
DRFA FWINP Rex Creek Intake	N	63,939
Safe Places Emergency Accommodation	N	752,689
		920,854
Total Capital Works		35,338,961

4. REVENUE GENERAL POLICY

Purpose

To set out the principles used by Council in the 2021/22 financial year for:

- The levying of rates and charges
- Granting concessions for rates and charges
- Recovering overdue rates and charges
- The establishment of cost-recovery methods (fees).

This policy also addresses:

- The purpose of concessions
- The extent to which physical and social infrastructure costs for a new development are to be funded by charges for the development.

Scope

This policy applies to Douglas Shire Council.

Policy Content

1. General Rates

General rate revenue funds services not otherwise funded through fees and charges, grants, subsidies, contributions or donations from other entities. Council will consider all funding options before determining general rate revenue levels.

Council is required to raise an amount of revenue it sees as being appropriate to maintain and replace assets and provide services to the shire as a whole. In deciding how that revenue is raised, Council has formed the opinion that a differential general rating scheme based primarily on land use, provides the most current equitable basis for the distribution of the general rate burden.

The *Local Government Regulation 2012* requires Council to calculate the rates for land by using the rateable value for the land.

2. The Levying of Rates and Charges

In levying rates and charges the following principles will be applied:

- Consider the level of revenue that can be achieved from direct user charges, grants and subsidies, contributions and other sources.
- Consider the level of the cost of maintaining existing facilities and necessary services and the need for additional facilities and services.
- Make clear what is Council's and each ratepayer's responsibility to the rating system.

- Timing the levy of rates to ensure a sustainable cash flow for the operation of Council and to spread the cost to the ratepayer over the financial year.
- Equity through flexible payment arrangements.
- Transparency in the making of rates and charges.
- Having in place a rating regime that is efficient to administer.
- Flexibility to take account of changes to the local economy.

Council may consider levying special and separate rates and charges when appropriate, to recover the costs associated with a particular service, project or facility that provides direct or additional benefit to the ratepayers or class of ratepayer.

3. Concessions for Rates and Charges

In considering the application of concessions, Council will be guided by the principles of:

- The same treatment for ratepayers with similar circumstances.
- Transparency by making clear the requirements necessary to receive concessions.
- Flexibility to allow Council to respond to local economic issues.

Council may give consideration to granting a concession to a class of landowner without the need for an individual application (*s122 (4) of the Local Government Regulation 2012*).

4. Recovery of Overdue Rates and Charges

Council will exercise its rate recovery powers in order to reduce the overall rate burden on ratepayers. It will be guided by the principles of:

- Transparency by making clear the obligations of ratepayers and the processes used by Council in assisting them to meet their financial obligations.
- Making the processes used to recover outstanding rates and charges clear, simple to administer and cost effective.
- Equity by having regard to providing the same treatment for ratepayers with similar circumstances.
- Flexibility by responding where necessary to changes in the local economy.

Council will charge interest on all overdue rates and charges (*s133 of the Local Government Regulation 2012*).

5. The establishment of cost-recovery methods

Section 97 of the Local Government Act 2009 allows Council to set cost-recovery fees.

Council recognises the validity of fully imposing the user pays principle for its cost-recovery fees, unless the imposition of the fee is contrary to its express social, economic, environmental and other corporate goals. This is considered to be the most equitable and effective revenue approach and is founded on the basis that the Shire's rating base cannot subsidise the specific users or clients of Council's regulatory products and services.

However, in setting its cost-recovery fees, Council will be cognisant of the requirement that such a fee must not be more than the cost to Council of providing the service or taking the action to which the fee applies.

6. The purpose of concessions

Statutory provision exists for Council to rebate or defer rates in certain circumstances. In considering the application of concessions, Council will be guided by the principles set out in section 3 above.

7. The extent to which physical and social infrastructure costs for a new development are to be funded by charges for the development

Council requires developers to pay reasonable and relevant contributions towards the cost of physical and social infrastructure required to support the development. Specific charges are detailed in the policies and other material supporting Councils’ town planning schemes.

Related Legislation

Local Government Act 2009

Local Government Regulation 2012

Policy Review

This policy is to be reviewed whenever legislation changes, or annually if no changes have been required to be enacted, at the direction of the Chief Executive Officer.

Policy Details

Policy Name	Revenue General Policy
Policy Number	4
Policy Version	7
Document Number	815033
Endorsed by	Chief Executive Officer
Policy Type	Statutory
Approval Authority	Council
Date Adopted	27/04/2021
Time Period	Annually
Review Date	01/02/2022
Policy Department	Finance and Corporate Services
Link to Corporate Plan	Robust Governance and Efficient Service Delivery
Revoked/Superseded	

This policy is to remain in force until otherwise determined by Council.



REVENUE STATEMENT FOR THE 2021/22 FINANCIAL YEAR

1. INTRODUCTION

This revenue statement is produced in accordance with section 104 of the *Local Government Act 2009* and sections 169 and 172 of the *Local Government Regulation 2012*.

2. DIFFERENTIAL GENERAL RATING

2.1 – Differential General Rating – General Comments

Council has decided that in accordance with section 81 of the *Local Government Regulation 2012*, differential general rates will be levied on all rateable land in the Council area. In Council's opinion, differential general rating enables there to be a more equitable relationship between revenue raised from particular land and the circumstances relevant to that land, than would be the case under a standard rating system where rates are levied at a single rate in the dollar on all rateable land.

In determining its differential rating system, Council's objective is to ensure the fair and consistent application of lawful rating and charging principles, without bias, taking account of all relevant considerations and disregarding irrelevancies such as the perceived personal wealth of individual ratepayers or ratepayer classes.

In summary, the differential rating categories have been determined having regard to matters such as:

- Land use;
- Availability of services;
- Consumption of services;
- Valuation; and
- Income producing capacity of land.

2.2 – Summary of Differential General Rating Categories & Descriptions (refer to Schedule 1 for the full list of categories, descriptions and identification for each category)

The following categories and descriptions are to be used for rating purposes for all rateable properties:

Category	Description
1 - Residential PPR	Residential properties, which are the principal place of residence of the owner/s, with a rateable valuation from \$1 to \$250,000.
2 - Residential PPR	Residential properties, which are the principal place of residence of the owner/s, with a rateable valuation from \$250,001 to \$500,000.
3 - Residential PPR	Residential properties, which are the principal place of residence of the owner/s, with a rateable valuation from \$500,001 to \$1,000,000.
4 - Residential PPR	Residential properties, which are the principal place of residence of the owner/s, with a rateable valuation from \$1,000,001 to \$1,300,000.
5 - Residential PPR	Residential properties, which are the principal place of residence of the owner/s, with a rateable valuation from \$1,300,001 to \$2,000,000.

6 - Residential PPR	Residential properties which are the principal place of residence of the owner/s, with a rateable valuation greater than \$2,000,000.
7 - Residential NPPR	Residential properties, which are not the principal place of residence of the owner/s, with a rateable valuation from \$1 to \$250,000.
8 - Residential NPPR	Residential properties, which are not the principal place of residence of the owner/s, with a rateable valuation from \$250,001 to \$500,000.
9 - Residential NPPR	Residential properties, which are not the principal place of residence of the owner/s, with a rateable valuation from \$500,001 to \$1,000,000.
10 - Residential NPPR	Residential properties, which are not the principal place of residence of the owner/s, with a rateable valuation from \$1,000,001 to \$1,300,000.
11 - Residential NPPR	Residential properties, which are not the principal place of residence of the owner/s, with a rateable valuation from \$1,300,001 to \$2,000,000.
12 - Residential NPPR	Residential properties, which are not the principal place of residence of the owner/s, with a rateable valuation greater than \$2,000,000.
13 – Residential PPR	Residential properties that are building units, which are the principal place of residence of the owner/s.
14 – Residential NPPR	Residential properties that are building units, which are not the principal place of residence of the owner/s.
15 - Residential Flats	Multi Unit Dwellings (Flats 2)
16 - Residential Flats	Multi Unit Dwellings (Flats 3 - 4)
17 - Residential Flats	Multi Unit Dwellings (Flats.5 – 6)
18 - Residential Flats	Multi Unit Dwellings (Flats 7+).
19 - Residential	Residential land which is subject to section 50 of the <i>Land Valuation Act 2010</i> .
20 - Rural Productive	All properties which are used predominantly for Primary Production.
21 - All Other Land	All land which is not otherwise categorised.
22 - Commercial North	Properties that are used, or capable of being used, for commercial/industrial purposes in the localities of Cooya, Mossman and other localities to the north of Mossman (excluding those properties in Categories 24 and 25).
23 – Commercial South	Properties that are used, or capable of being used, for commercial/industrial purposes in the localities of Port Douglas, Craiglie and other localities to the south of Craiglie (excluding those properties in Categories 24 and 25)
24 – Commercial NFP	Properties used by Not for Profit Recreation, Sporting and Community Groups that are eligible for a rates concession.
25 – Commercial Marina	Shopping Centres with a secondary land use of Marina with a total area over 1.5ha.
26 – Heavy Industry	Properties that are used, or has the potential to be used for a sugar mill, co-generation plant or any heavy industry purpose

Council delegates to the Chief Executive Officer (CEO) the power to determine which differential rating category a particular rateable assessment should be allocated into. In this regard, the CEO may be guided by the list of land use codes set out in Schedule 1.

Further information that the CEO may utilise in this regard includes:

- The land use codes as adopted by the Department of Resources for formulating Local Authority valuations;
- The current Planning Areas in the 2018 Douglas Shire Planning Scheme Version 1.0. and the Integrated Resort Development Act 1987 (Mirage Port Douglas Scheme);
- Other such criteria as outlined within this statement and existing as at 1 July 2021.

The definition of rateable land and details of land exempted from rates are outlined in section 93 of the *Local Government Act 2009* and section 73 of the *Local Government Regulation 2012* and are attached as Schedule 2.

2.3 – Limiting the increase in rates and charges

Pursuant to section 116 of the *Local Government Regulation 2012*, the amount of the differential general rate to be levied for the 2021/22 financial year on Category 20 – Rural Productive will be limited to an amount no more than an amount equal to the amount of general rate levied on that land in the previous financial year increased by twenty percent (20%).

3. CALCULATION OF LEVIES

3.1 PROVISIONS

- Differential General Rates will apply based on differential rating categories.
- Minimum general rates will apply.
- There will be “rate capping” on the rural productive category (see section 2.3 above).

3.2 APPLICATION OF GENERAL RATES BY CATEGORY

(a) RESIDENTIAL

Category 1	A single rate in the dollar to apply to all properties included in this category with a set minimum.
Category 2	A single rate in the dollar to apply to all properties included in this category with a set minimum.
Category 3	A single rate in the dollar to apply to all properties included in this category with a set minimum.
Category 4	A single rate in the dollar to apply to all properties included in this category with a set minimum.
Category 5	A single rate in the dollar to apply to all properties included in this category with a set minimum.
Category 6	A single rate in the dollar to apply to all properties included in this category with a set minimum.
Category 7	A single rate in the dollar to apply to all properties included in this category with a set minimum.
Category 8	A single rate in the dollar to apply to all properties included in this category with a set minimum.
Category 9	A single rate in the dollar to apply to all properties included in this category with a set minimum.
Category 10	A single rate in the dollar to apply to all properties included in this category with a set minimum.
Category 11	A single rate in the dollar to apply to all properties included in this category with a set minimum.

- Category 13 A single rate in the dollar to apply to all properties included in this category with a set minimum.
- Category 14 A single rate in the dollar to apply to all properties included in this category with a set minimum.
- Category 15 A single rate in the dollar to apply to all properties included in this category with a set minimum.
- Category 16 A single rate in the dollar to apply to all properties included in this category with a set minimum.
- Category 17 A single rate in the dollar to apply to all properties included in this category with a set minimum.
- Category 18 A single rate in the dollar to apply to all properties included in this category with a set minimum.
- Category 19 A single rate in the dollar to apply to all properties included in this category with no minimum, as required under section 50 of the *Land Valuation Act 2010*.

(b) RURAL PRODUCTIVE

- Category 20 A single rate in the dollar to apply to all properties included in this category with a set minimum.

(c) All OTHER LAND

- Category 21 A single rate in the dollar to apply to all properties included in this category with a set minimum.

(d) COMMERCIAL

- Category 22 A single rate in the dollar to apply to all properties included in this category with a set minimum. The minimum will not apply to properties that are subject to section 50 of the Land Valuation Act 2010.
- Category 23 A single rate in the dollar to apply to all properties included in this category with a set minimum. The minimum will not apply to properties that are subject to section 50 of the Land Valuation Act 2010.
- Category 24 A single rate in the dollar to apply to all properties included in this category with a set minimum.
- Category 25 A single rate in the dollar to apply to all properties included in this category with a set minimum.

(e) HEAVY INDUSTRY

- Category 26 A single rate in the dollar to apply to all properties included in this category with a set minimum.

4. ISSUE OF NOTICES

The issuing of rate notices and the payment of rates is closely linked to interest charged on overdue rates.

- Rate notices for the 2021/22 financial year will be issued half-yearly, with water access and water usage notices being issued three times during the year.
- The due date for payment is defined as being not more than thirty-five (35) days from the date of issue of the rate notice.
- Interest will be charged at the rate of 8.03% per annum calculated at compound interest at daily rests on all rates and charges which remain outstanding after expiration of the due date for payment.

5. CONCESSIONS AND DISCOUNTS

5.1 LODGEMENT OF APPLICATIONS

- (a) All applications for concessions must be in writing on the prescribed form and contain a declaration as to the accuracy of the information contained therein.
- (b) Applications in respect of a new financial year should be submitted before the commencement of each rating period. New applications for a concession received after the commencement of a rating period will be accepted for consideration provided the applicant meets all the criteria as at the first day of the rating period and such concession will be effective from the beginning of that rating period and not applied retrospectively to previous rating periods. Furthermore, if an applicant meets all the criteria on multiple properties for the full rating period, a concession will be applicable to one property only. Depending on the lateness of the application and processing times, the applicant may be required to pay the rates in full by the due date to ensure that interest does not apply. In such cases a credit for the amount of the concession will be placed on the applicant's rate file.
- (c) Once an application for a concession is approved it shall remain in force from year to year without further renewal whilst the applicant remains owner/occupier of the property in question.
- (d) Where an applicant's circumstances alter it is incumbent upon the applicant to notify Council. Council will conduct periodic audits to verify current entitlements.

5.2 PENSIONER CONCESSION

Pensioners may be entitled to a State Government subsidy (currently 20%, up to a maximum of \$200.00 per property per annum). Where the State Government subsidy applies, Council will remit the appropriate amount on the rate notice and claim reimbursement from the State Government.

Pensioners deemed eligible for the State Government subsidy may also be entitled to the Council Pensioner Concession.

- (a) The rebate will be up to 40% of the General Rate to a maximum of \$1,350.00 per annum. The concession will not be granted on a pro-rata basis, where a ratepayer becomes eligible part way through a rating period. The pensioner concession will be granted from the first day of the next rating period.

- (b) The upper limit of total concessions will not exceed 5% of Council's total net general rates at which point the 40% rebate is to be reduced on a pro rata basis.
- (c) The following guidelines apply in respect of persons applying for a pensioner concession:
- i. The applicant(s) must be the registered owner(s) of the property in respect of which the concession is sought or be Life tenant(s) under a Will with responsibility to pay all rates and charges.
 - ii. Such property must be their principal place of residence.
 - iii. The applicant(s) must be the holder(s) of one of the following Queensland cards:
 - Centrelink, Pension Concession Card.
 - Department of Veterans' Affairs, Pension Concession Card.
 - Department of Veterans' Affairs, Repatriation Health Card. (Full Conditions only)
 - iv. If a pensioner becomes the owner of a new property, they must make a new application for a concession in respect of that property.
 - v. In cases of co-ownership, the Council Pensioner Concession will only apply if all owners meet all of the eligibility requirements at the commencement of the rating period.
- (d) Recognising that many pensioners reside some or all of the time in hospitals, nursing homes, or with family or friends for ill health reasons, the residence may be regarded as the 'principal place of residence' if it is not occupied on a paid tenancy basis during the absence of the approved pensioner owner(s).
- (e) Where a pensioner is receiving a Council pensioner concession in respect of a property owned by that person and the person dies, the concession will cease at the end of the rating period in which records obtained from Services Australia for entitlement purposes do not match Council's Records.
- (f) Where more than one pensioner is receiving a Council pensioner concession in respect of a property owned by those pensioners and one of the pensioners dies but the title hasn't been changed then the remaining pensioner(s) will receive the full Council concession.
- (g) When the property title is transferred under a will to a beneficiary who qualifies for a Council pensioner concession, that person will be granted a concession from the first day of the next rating period.

To be eligible for the concession a pensioner is required to complete an initial application form including a declaration, or if already registered with Council that person's eligibility status will continue. Once registered, no further application is required each year, unless the ratepayer's pensioner or eligibility status changes.

Provisions of this aspect of the policy may change from time to time depending on the policies of the Government of the time. Guidelines currently applicable are available on request from Council.

5.3 RETIREMENT VILLAGE CONCESSION

A concession will be extended to retirement villages (as classified under Land Use Code 21), where a legal entity separate to the residents is the owner and the residents are responsible for paying the rates, to the extent that residents of the village are pensioners.

Thirty days prior to the commencement of any rating period the owner of the land shall lodge an application for concession in the following form:

- (a) There shall be a Declaration by the owner that pensioners resident in the complex will be given the benefit of the concession.
- (b) A list of all residents in the village and an indication as to which of those residents are pensioners.
- (c) Where residents are pensioners, their pension number.
- (d) A declaration from residents or their legal representatives (where they were residents) that they received the benefit of the concession in the prior year.

A pensioner concession will then apply based on the number of dwellings occupied by pensioners as a percentage of the total number of dwellings in the village.

5.4 RATES REBATE – NOT FOR PROFIT ENTITIES POLICY

This policy allows Council to consider applications for a rebate of general rates and sewerage charges from Not for Profit Recreation, Sporting and Community Groups.

To qualify for assistance, the constitution of these organisations must state prohibitions on any member of the organisation making a private profit or gain, either from ongoing operations of the organisation or as a result of distribution of assets if the organisation is wound up.

Those not for profit organisations that are not already receiving a concession and believe that they may be eligible should contact Council.

Council may provide up to 100% rebate of the general rate and up to 50% rebate of sewerage charges for organisations that comply with the requirements as set out in Council's policy.

This rebate is not available on vacant land.

5.5 RATES INCENTIVE FOR CONSERVATION POLICY

This policy allows Council to consider applications for a rebate of general rates where a landholder enters into a Conservation Agreement for a Nature Refuge under the *Nature Conservation Act 1992* or a Voluntary declaration (VDec) under the *Vegetation Management Act 1999*.

The rebate is proportionately attributed to that area of land included in an agreement. The owner enters into an agreement preserving/conserving flora and fauna on a rateable property within the boundaries of the Council. This agreement must be bound to the property title, in perpetuity.

Council may provide either 35% or 50% rebate of the general rate for landholders that comply with the requirements as set out in Council's policy. The rates rebate will be credited to the recipient's rates notice prior to being issued.

Those landholders that are not already receiving Rates Incentive for conservation and believe that they may be eligible should contact Council.

5.6 RATES REBATE FOR PERMITS TO OCCUPY LAND ON DAINTREE RIVER POLICY

A rates rebate of 50% of the general rate will only apply on rateable land on the banks of the South Arm and the Heads of the Daintree River that is occupied by holders of Permits to Occupy (fishing huts) which have been issued by the Department of Resources and comply with the requirements as set out in Council's policy.

6. SPECIAL CHARGES

6.1 RURAL FIRE BRIGADES

A special charge will be levied on all rateable land within the Wonga, Thornton Peak, Daintree, Mowbray Valley and Bloomfield River Rural Fire Brigade areas (identified by the Rural Fire Service of Queensland).

Each parcel of rateable land will specially benefit from the service, facility or activity funded by the special charge because each such parcel is within the area for which the brigade is in charge of fire fighting and fire prevention under the *Fire and Emergency Services Act 1990*. Further, the fire emergency response capability that is provided by the brigade would be substantially diminished if it did not receive the funding provided by Council as a direct consequence of the levying of the special charge.

The special charge will form part of the half yearly rates levy issued twice yearly.

6.2 REFUSE DISPOSAL

A special charge will be levied on each rateable assessment with improvements, based on the improvements on the property, (excluding properties holding Permits to Occupy on the South Arm and the Heads of the Daintree River) that do not receive the Council kerbside waste and/or recyclables collection service, where the occupier has been provided with an identification card to use the Cow Bay, Daintree, Killaloe and Ayton Transfer Stations.

The special charge represents a contribution towards the costs associated with funding the provision, operation and maintenance of landfill refuse disposal sites including transfer stations available for general public use.

Each occupier of rateable land will benefit from the use of landfill and transfer stations that are available.

The levy will form part of the half yearly rates levy issued twice yearly.

7. UTILITY CHARGES

7.1 WATER

(a) RESIDENTIAL and “ALL OTHER LAND” (excluding Commercial and Rural Productive)

All properties in this class of consumer receiving water from the following Water Supply Schemes and Catchments:-

Daintree;

Mossman/Port Douglas;

Whyanbeel; and other groundwater and run off river sources, shall be levied the following charges:-

- An access charge for all residential type improvements.
- Water usage charged at a prescribed rate.
- Water access and water usage charges levied three times during the year.

In circumstances where improvements are built over the boundary line of two allotments and neither allotment could be sold without a boundary re-alignment and the ratepayer proves to Council that this is the case, Council shall levy utility charges as if it were one property.

Financial assistance is available to offset water usage costs for users of Home Dialysis Equipment. Written applications must be submitted to Council for approval.

(b) COMMERCIAL

All properties in this class of consumer regardless of supply scheme shall be levied the following charges:-

- An access charge per improvement.
- Water usage charged at a prescribed rate.
- Water access and water usage charges levied three times during the year.

In circumstances where commercial/industrial improvements are built over the boundary line of two allotments and the ratepayer proves to Council that this is the case, Council shall levy utility charges as if it were one property.

(c) RURAL PRODUCTIVE

All properties in this class of consumer receiving water from the following Water Supply Schemes and Catchments:-

Daintree;

Mossman/Port Douglas;

Whyanbeel; and other groundwater and run off river sources, shall be levied the following charges:

- An access charge for all residential type improvements.
- An access charge for all rural productive improvements with water connected.
- Water usage charged at a prescribed rate.
- Water access and water usage charges levied three times during the year.

(d) UNTREATED WATER SCHEME (COMMERCIAL, RESIDENTIAL AND RURAL PRODUCTIVE)

All properties receiving an untreated water supply:

Dagmar Heights (14 active water users identified);
Upper Daintree (4 active water users identified) and other groundwater and run off river sources;

shall be levied the following charges:-

- An access charge for all residential or commercial type improvements.
- Water usage charged at a prescribed rate.
- Water access and water usage charges levied three times during the year.

In circumstances where improvements are built over the boundary line of two allotments and neither allotment could be sold without a boundary re-alignment and the ratepayer proves to Council that this is the case, Council shall levy utility charges as if it were one property.

Financial assistance is available to offset water usage costs for users of Home Dialysis Equipment. Written applications must be submitted to Council for approval.

(e) ALL CATEGORIES

For Residential, "All Other Land", Commercial and Rural Productive where improvements are of a joint nature, water usage charges will be calculated using the water usage rate applicable to the differential rating category on which general rates are levied or would be levied if the property was rateable.

Meters shall be read on a rotational basis, three times each year.

Where residential type improvements share a meter with commercial improvements and the Department of Resources land use code for that assessment is commercial, water usage charges will be levied at the commercial rate.

For Residential, "All Other Land" and Commercial properties, where improvements are built on one parcel of land any adjoining parcels with the same owners shall be rated separately for utility charges.

Not for Profit Recreation, Sporting and Community Groups that are recipients of a concession will be charged for all water usage at the relevant residential or commercial charge per kilolitre.

Water charges apply to properties within the declared water service area.

7.2 SEWERAGE

(a) RESIDENTIAL and "ALL OTHER LAND" (excluding Commercial and Rural Productive)

A base charge will be levied for each vacant allotment, residence, flat and each strata-title unit where Council is prepared to accept sewage.

In circumstances where improvements are built over the boundary line of two allotments and neither allotment could be sold without a boundary re-alignment

and the ratepayer proves to Council that this is the case, Council shall levy utility charges as if it were one property.

In circumstances where pedestals/urinals are built on common property associated with Strata Title units a standard commercial charge per water closet (W.C.) will apply.

(b) COMMERCIAL

To be charged per water closet (W.C.).

(c) RURAL PRODUCTIVE

- i. A base charge will be levied for all residency type improvements.
- ii. A charge per water closet (W.C.) will apply for all rural productive improvements connected to the sewer.

(d) ALL CATEGORIES

Sewage charges apply to properties within the declared sewage service area.

7.3 CLEANSING

(a) DOMESTIC CLEANSING CHARGE

A base charge will be levied for all residency type improvements.

(b) COMMERCIAL CLEANSING CHARGE

All properties are to be charged in accordance with the adopted schedule (refer Rates and Charges).

8. FEES AND CHARGES

8.1 GENERAL COMMENTS

In general, the application of the "user pays" principle is the most acceptable methodology for applying a charge for services provided by Council. It permits a choice that can be exercised by constituents and allows increases or supports reductions in consumption in accordance with the particular preferences and tastes of the individual user. As well, equity benefits are paramount because those who do not use a particular service are not required to pay part of the cost of its supply.

Council may decide to provide subsidised services in certain instances to various disadvantaged groups and may relax or reduce user fees in those cases. Decisions to subsidise these community groups will be explicit both in terms of the groups to be subsidised and the level of subsidy to be provided.

Council's adopted Fees and Charges Schedule includes cost-recovery fees.

8.2. COST-RECOVERY FEES

Pursuant to section 97 of the *Local Government Act 2009*, Council may fix a cost-recovery fee for any of the following:-

- (a) An application for the issue or renewal of a licence, permit, registration or other approval under a "Local Government Act" (this term is defined in the Schedule to the *Local Government Act 2009*);
- (b) Recording a change of ownership of land;
- (c) Giving information kept under a Local Government Act;
- (d) Seizing property or animals under a Local Government Act; or
- (e) The performance of another responsibility imposed upon Council under the Building Act 1975 or the Plumbing and Drainage Act 2002.

The cost recovery fees will not exceed the cost to Council of providing the service or taking the action for which each fee is charged.

9. POLICY FOR RATING EXEMPTIONS and ASSISTANCE

Upon receipt of a written submission Council shall:

- (a) Decide if the land is rateable land after considering section 93 of the *Local Government Act 2009*.
- (b) If the land is rateable land, consider if the land is exempt under section 73 of *Local Government Regulation 2012*.
- (c) If the land is still considered rateable after due consideration to the above, Council may grant financial relief under Chapter 4 Part 10 of *Local Government Regulation 2012* by way of a concession after considering the following:-
 - i. A local government may grant the concession only by-
 - A resolution granting the concession to a stated rate payer; or
 - if the resolution is a rebate of all or part of the rates or charges, or an agreement to defer payment of rates or charges, by a resolution granting the concession to a rate payer who is a member of a stated class of rate payers.
 - ii. However, the only circumstances or factors justifying the exercise of the power are –
 - the land is owned or occupied by a pensioner; or
 - the land is owned by -
 - an entity whose objects do not include making a profit; or
 - an entity that provides assistance or encouragement for arts or cultural development; or
 - the payment of the rates or charges will cause the owner of land hardship; or
 - the concession will encourage the economic development of all or part of the local government area; or

- the concession will encourage land that is of cultural, environmental, historic, heritage or scientific significance to the local government area to be preserved, restored or maintained; or
- the land is used exclusively for the purpose of a single dwelling house or farming and could be used for another purpose, including, for example, a commercial or industrial purpose; or
- the land is subject to a GHG (greenhouse gas) tenure, mining tenement or petroleum tenure; or
- the land is part of a parcel of land (a parcel) that has been subdivided and
 - the person who subdivided the parcel is the owner of the land; and
 - the land is not developed land.

10. SCHEDULE 1 - LAND USE CATEGORIES

Note: The Planning Areas in the 2018 Douglas Shire Planning Scheme Version 1.0 and the Integrated Resort Development Act 1987 (Mirage Port Douglas Scheme) may be a factor in determining the rating categories for various Land Use Codes.

10.1 RESIDENTIAL

CATEGORY 1

Description

Properties used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s with a rateable valuation from \$1 to \$250,000.

Identification (as determined by the CEO)

Ordinarily properties with the following land use codes would fall within this category:-

- 02 Residential single unit dwelling - urban and rural;
- 05 Large homesite - dwelling - urban and rural;
- 09 Group Titles;

CATEGORY 2

Description

Properties used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s with a rateable valuation from \$250,001 to \$500,000.

Identification (as determined by the CEO)

Ordinarily properties with the following land use codes would fall within this category:-

- 02 Residential single unit dwelling - urban and rural;
- 05 Large homesite - dwelling - urban and rural;
- 09 Group Titles;

CATEGORY 3

Description

Properties used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s with a rateable valuation from \$500,001 to \$1,000,000.

Identification (as determined by the CEO)

Ordinarily properties with the following land use codes would fall within this category:-

- 02 Residential single unit dwelling - urban and rural;
- 05 Large homesite - dwelling - urban and rural;
- 09 Group Titles;

CATEGORY 4Description

Properties used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s with a rateable valuation from \$1,000,001 to \$1,300,000.

Identification (as determined by the CEO)

Ordinarily properties with the following land use codes would fall within this category:-

- 02 Residential single unit dwelling - urban and rural;
- 05 Large homesite - dwelling - urban and rural;
- 09 Group Titles;

CATEGORY 5Description

Properties used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s with a rateable valuation from \$1,300,001 to \$2,000,000.

Identification (as determined by the CEO)

Ordinarily properties with the following land use codes would fall within this category:-

- 02 Residential single unit dwelling - urban and rural;
- 05 Large homesite - dwelling - urban and rural;
- 09 Group Titles;

CATEGORY 6Description

Properties used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s with a rateable valuation greater than \$2,000,000.

Identification (as determined by the CEO)

Ordinarily properties with the following land use codes would fall within this category:-

- 02 Residential single unit dwelling - urban and rural;
- 05 Large homesite - dwelling - urban and rural;
- 09 Group Titles;

CATEGORY 7Description

Properties used solely for, or capable of use for, a single residential dwelling or home unit, which is not the principal place of residence of the owner/s with a rateable valuation from \$1 to \$250,000.

Identification (as determined by the CEO)

Ordinarily properties with the following land use codes would fall within this category:-

- 01 Vacant urban land (excluding those included in commercial categories 22 and 23);
- 02 Residential single unit dwelling - urban and rural;
- 04 Large homesite - vacant urban and rural (excluding those in commercial categories 22 and 23);
- 05 Large homesite - dwelling - urban and rural;
- 06 Outbuildings (excluding those in commercial categories 22 and 23);
- 09 Group Titles;
- 94 Vacant rural land.

CATEGORY 8

Description

Properties used solely for, or capable of use for, a single residential dwelling or home unit, which is not the principal place of residence of the owner/s with a rateable valuation from \$250,001 to \$500,000.

Identification (as determined by the CEO)

Ordinarily properties with the following land use codes would fall within this category:-

- 01 Vacant urban land (excluding those included in commercial categories 22 and 23);
- 02 Residential single unit dwelling - urban and rural;
- 04 Large homesite - vacant urban and rural (excluding those in commercial categories 22 and 22);
- 05 Large homesite - dwelling - urban and rural;
- 06 Outbuildings (excluding those in commercial categories 22 and 23);
- 09 Group Titles;
- 94 Vacant rural land.

CATEGORY 9

Description

Properties used solely for, or capable of use for, a single residential dwelling or home unit, which is not the principal place of residence of the owner/s with a rateable valuation from \$500,001 to \$1,000,000.

Identification (as determined by the CEO)

Ordinarily properties with the following land use codes would fall within this category:-

- 01 Vacant urban land (excluding those included in commercial categories 22 and 23);
- 02 Residential single unit dwelling - urban and rural;
- 04 Large homesite - vacant urban and rural (excluding those in commercial categories 22 and 22);
- 05 Large homesite - dwelling - urban and rural;
- 06 Outbuildings (excluding those in commercial categories 22 and 23);
- 09 Group Titles;
- 94 Vacant rural land.

CATEGORY 10

Description

Properties used solely for, or capable of use for, a single residential dwelling or home unit, which is not the principal place of residence of the owner/s with a rateable valuation from \$1,000,001 to \$1,300,000.

Identification (as determined by the CEO)

Ordinarily properties with the following land use codes would fall within this category:-

- 01 Vacant urban land (excluding those included in commercial categories 22 and 23);
- 02 Residential single unit dwelling - urban and rural;
- 04 Large homesite - vacant urban and rural (excluding those in commercial categories 22 and 22);
- 05 Large homesite - dwelling - urban and rural;
- 06 Outbuildings (excluding those in commercial categories 22 and 23);
- 09 Group Titles;
- 94 Vacant rural land.

CATEGORY 11

Description

Properties used solely for, or capable of use for, a single residential dwelling or home unit, which is not the principal place of residence of the owner/s with a rateable valuation from \$1,300,001 to \$2,000,000.

Identification (as determined by the CEO)

Ordinarily properties with the following land use codes would fall within this category:-

- 01 Vacant urban land (excluding those included in commercial categories 22 and 23);
- 02 Residential single unit dwelling - urban and rural;
- 04 Large homesite - vacant urban and rural (excluding those in commercial categories 22 and 22);
- 05 Large homesite - dwelling - urban and rural;
- 06 Outbuildings (excluding those in commercial categories 22 and 23);
- 09 Group Titles;
- 94 Vacant rural land.

CATEGORY 12

Description

Properties used solely for, or capable of use for, a single residential dwelling or home unit, which is not the principal place of residence of the owner/s with a rateable valuation greater than \$2,000,000.

Identification (as determined by the CEO)

Ordinarily properties with the following land use codes would fall within this category:-

- 01 Vacant urban land (excluding those included in commercial categories 22 and 23);
- 02 Residential single unit dwelling - urban and rural;
- 04 Large homesite - vacant urban and rural (excluding those in commercial categories 22 and 22);
- 05 Large homesite - dwelling - urban and rural;
- 06 Outbuildings (excluding those in commercial categories 22 and 23);
- 09 Group Titles;
- 94 Vacant rural land.

CATEGORY 13Description

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.

Identification (as determined by the CEO)

Ordinarily properties with the following land use code would fall within this category:-

08 Building Units

CATEGORY 14Description

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.

Identification (as determined by the CEO)

Ordinarily properties with the following land use code would fall within this category:-

08 Building Units

CATEGORY 15Description

Properties used for multi residential purposes (flats) and contain 2 independent living flats.

Identification (as determined by the CEO)

Ordinarily properties with the following land use code would fall within this category:-

03 Multi Unit Dwelling (Flats)

CATEGORY 16Description

Properties used for multi residential purposes (flats) and contain 3 or 4 independent living flats.

Identification (as determined by the CEO)

Ordinarily properties with the following land use code would fall within this category:-

03 Multi Unit Dwelling (Flats)

CATEGORY 17Description

Properties used for multi residential purposes (flats) and contain 5 or 6 independent living flats.

Identification (as determined by the CEO)

Ordinarily properties with the following land use code would fall within this category:-

03 Multi Unit Dwelling (Flats)

CATEGORY 18Description

Properties used for multi residential purposes (flats) and contain 7 or more independent living flats.

Identification (as determined by the CEO)

Ordinarily properties with the following land use code would fall within this category:-

03 Multi Unit Dwelling (Flats)

CATEGORY 19Description

Residential properties that are subject to section 50 of the *Land Valuation Act 2010*.

Identification (as determined by the CEO)

Ordinarily properties with the following land use code would fall within this category:-

72 Residential land which is subject to section 50 of the *Land Valuation Act 2010*.

10.2 RURAL PRODUCTIVE

CATEGORY 20Description

Properties which are used predominately for primary production.

Identification (as determined by the CEO)

Ordinarily properties with the following land use codes would fall within this category:-

- 60 Sheep Grazing - Dry;
- 61 Sheep Breeding;
- 64 Cattle Grazing - Breeding;
- 65 Cattle Breeding and Fattening;
- 66 Cattle Fattening;
- 67 Goats;
- 68 Milk - Quota;
- 69 Milk - No Quota;
- 70 Cream;
- 71 Oil Seeds;
- 73 Grains;
- 74 Turf Farms;
- 75 Sugar Cane;
- 76 Tobacco;
- 77 Cotton;
- 78 Rice;
- 79 Orchards;
- 80 Tropical Fruits;
- 81 Pineapples;
- 82 Vineyards;
- 83 Small Crops and Fodder Irrigated;
- 84 Small Crops Fodder Non-irrigated;
- 85 Pigs;

- 86 Horses;
- 87 Poultry;
- 88 Forestry and Logs;
- 89 Animals Special;
- 93 Peanuts.

10.3 ALL OTHER LAND

CATEGORY 21

Description

All land which is not otherwise categorized.

Identification (as determined by the CEO)

10.4 COMMERCIAL

CATEGORY 22

Description

Properties in the localities of Cooya, Mossman and other localities to the north of Mossman (excluding those properties in Commercial Categories 24 and 25):

- (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.

Identification

Ordinarily properties with the following land use codes would fall within this category:-

- 01 Vacant urban land;
- 04 Large vacant urban land;
- 06 Outbuildings;
- 07 Guest House/Private Hotel;
- 08 Building Units;
- 09 Group Titles;
- 10 Combined Multi Dwelling and Shop;
- 11 Shop - Single;
- 12 Shops - Shopping group (more than 6 shops);
- 13 Shopping group (2 to 6 shops);
- 14 Shops - Main Retail;
- 15 Shops - Secondary Retail;
- 16 Drive In Shopping Centres;
- 17 Restaurant;
- 18 Special Tourist Attraction;
- 19 Walkway;
- 20 Marina;
- 22 Car Park;
- 23 Retail Warehouse;
- 24 Sales Area Outdoor;
- 25 Offices;
- 26 Funeral Parlours;
- 27 Hospitals;
- Convallescent Homes (Medical Care) (Private);
- 28 Warehouses and Bulk Stores;

- 29 Transport Terminal;
- 30 Service Station;
- 31 Oil Depots and Refinery;
- 32 Wharves;
- 33 Builders Yard/Contractors Yard;
- 34 Cold Stores - Iceworks;
- 35 General Industry;
- 36 Light Industry;
- 37 Noxious/Offensive Industry;
- 38 Advertising - Hoarding;
- 39 Harbour Industries;
- 40 Extractive;
- 41 Child Care;
- 42 Hotel/Tavern;
- 43 Motel;
- 44 Nurseries;
- 45 Theatres and Cinemas;
- 46 Drive-In Theatres;
- 47 Licensed Clubs;
- 48 Sports Clubs/Facilities;
- 49 Caravan Parks;
- 50 Other Clubs
Non-Business;
- 51 Religious;
- 52 Cemeteries (including Crematoria);
- 55 Library;
- 56 Showgrounds/Racecourses/Airfields;
- 57 Parks and Gardens;
- 58 Educational - including Kindergartens;
- 72 Refer to section 50 of the *Land Valuation Act 2010*.
- 91 Transformers;
- 92 Defence Force establishments;
- 95 Reservoir, Dam, Bores;
- 96 Public Hospital;
- 97 Welfare Homes/Institutions;
- 99 Community Protection Centre.

CATEGORY 23

Description

Properties in the localities of Port Douglas, Craiglie and other localities to the south of Craiglie (excluding those properties in Commercial Categories 24 and 25):

- (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.

Identification

Ordinarily properties with the following land use codes would fall within this category:-

- 01 Vacant urban land;
- 04 Large vacant urban land;
- 06 Outbuildings;
- 07 Guest House/Private Hotel;
- 08 Building Units;
- 09 Group Titles;
- 10 Combined Multi Dwelling and Shop;

- 11 Shop - Single;
- 12 Shops - Shopping group (more than 6 shops);
- 13 Shopping group (2 to 6 shops);
- 14 Shops - Main Retail;
- 15 Shops - Secondary Retail;
- 16 Drive In Shopping Centres;
- 17 Restaurant;
- 18 Special Tourist Attraction;
- 19 Walkway;
- 20 Marina;
- 22 Car Park;
- 23 Retail Warehouse;
- 24 Sales Area Outdoor;
- 25 Offices;
- 26 Funeral Parlours;
- 27 Hospitals;
- Convallescent Homes (Medical Care) (Private);
- 28 Warehouses and Bulk Stores;
- 29 Transport Terminal;
- 30 Service Station;
- 31 Oil Depots and Refinery;
- 32 Wharves;
- 33 Builders Yard/Contractors Yard;
- 34 Cold Stores - Iceworks;
- 35 General Industry;
- 36 Light Industry;
- 37 Noxious/Offensive Industry;
- 38 Advertising - Hoarding;
- 39 Harbour Industries;
- 40 Extractive;
- 41 Child Care;
- 42 Hotel/Tavern;
- 43 Motel;
- 44 Nurseries;
- 45 Theatres and Cinemas;
- 46 Drive-In Theatres;
- 47 Licensed Clubs;
- 48 Sports Clubs/Facilities;
- 49 Caravan Parks;
- 50 Other Clubs
Non-Business;
- 51 Religious;
- 52 Cemeteries (including Crematoria);
- 55 Library;
- 56 Showgrounds/Racecourses/Airfields;
- 57 Parks and Gardens;
- 58 Educational - including Kindergartens;
- 72 Refer to section 50 of the *Land Valuation Act 2010*.
- 91 Transformers;
- 92 Defence Force establishments;
- 95 Reservoir, Dam, Bores;
- 96 Public Hospital;
- 97 Welfare Homes/Institutions;
- 99 Community Protection Centre.

CATEGORY 24Description

Properties used by not for profit recreation, sporting and community groups that receive a concession under Council's Rates Rebate – Not for Profit Entities Policy.

Identification (as determined by the CEO)

Properties in this category are recipients of a concession under Council's Rates Rebate – Not for Profit Entities Policy.

CATEGORY 25Description

Properties which are predominantly used or intended for use as a shopping centre and 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.

Identification (as determined by the CEO)

Ordinarily properties with the following land use code would fall within this category:-
12 Shops - Shopping group (more than 6 shops).

With a secondary land use of:

20 Marina

CATEGORY 26Description

Properties that are used or have the potential to be used for a sugar mill or co-generation plant.

Identification (as determined by the CEO)

Ordinarily properties with the following land use code would fall within this category:-
35 General Industry

INTERPRETATION

The following terms used in the differential rating categories have the meanings set out below:

Community Titles Scheme: a community titles scheme under the *Body Corporate and Community Management Act 1997*.

Land use code: the codes recorded in Council's land records which identify the principal use of the land determined by the State valuation authority.

Principle place of residence: land that is the place of residence at which at least one natural person who constitutes the owner/s of the land predominantly resides.

In establishing whether land is the owner's principal place of residence, Council may consider, but not be limited to the owner's declared address for electoral, taxation, government social security or national health registration purposes, or any other form of evidence deemed acceptable by the Council. Residential premises that have not met these criteria will be deemed a secondary residence.

For the avoidance of doubt, land will not be the owner's principal place of residence where it is:

- 1) not occupied by at least one person/s who constitute the owner/s, but occupied by any other person/s, whether in return for rent or remuneration or not, including members of the owner's family, or;
- 2) vacant, whether permanently or temporarily (for more than 120 days of the financial year), including for the purposes of renovation or redevelopment, except in the case where:
 - a) premises that are being renovated are and remain the principal place of residence of the owner, and the owner does not during the renovation period own any other property which is used as, or asserted by the owner for any purpose to be, the owner's place of residence; and
 - b) a property is vacant for a period longer than 120 contiguous days of the financial year due to the owner/s absence on an extended holiday, provided that the property remains completely vacant for the entire period of their absence;
 - c) a property is vacant due to the owner/s absence due to work commitments, provided that the absence is confirmed in writing by the owner's employer to Council's satisfaction and the property remains vacant or is occupied by immediate family members only during the period of the owner's absence;
 - d) The owner is absent due to medical reasons of the owner or a close relative and this is confirmed in writing by a health professional to Council's satisfaction; or
- 3) not owned by a natural person, e.g., owned by a company, except where the ratepayer residing at the property as their principal place of residence is the company owner.
- 4) flats and other multiple tenement residential properties, even where the owner of the land resides in one of the flats or tenements.

11. SCHEDULE 2 - RATEABLE AND NON RATEABLE LAND DEFINITIONS

Rateable land is any land or building unit, in the local government area, that is not exempt from rates.

The following land is exempt from rates-

- (a) *unallocated State land within the meaning of the Land Act 1994;*
- (b) *land that is occupied by the State or a government entity, unless*
 - (i) *the government entity is a GOC or its subsidiary (within the meaning of the Government Owned Corporations Act 1993) and the government entity is not exempt from paying rates; or*
 - (ii) *the land is leased to the State or a government entity by someone who is not the State or a government entity;*
- (c) *land in a state forest or timber reserve, other than land occupied under-*
 - (i) *an occupation permit or stock grazing permit under the Forestry Act 1959; or*
 - (ii) *a lease under the Land Act 1994;*
- (d) *Aboriginal land under the Aboriginal Land Act 1991 or Torres Strait Islander land under the Torres Strait Islander Land Act 1991, other than a part of the land that is used for commercial or residential purposes;*
- (e) *the following land under the Transport Infrastructure Act 1994 -*

- (i) *strategic port land that is occupied by a port authority, the State, or a government entity;*
- (ii) *strategic port land that is occupied by a wholly owned subsidiary of a port authority, and is used in connection with the Cairns International Airport or Mackay Airport*
- (iii) *existing or new rail corridor land;*
- (iv) *commercial corridor land that is not subject to a lease;*
- (f) *airport land, within the meaning of the Airport Assets (Restructuring and Disposal) Act 2008, that is used for a runway, taxiway, apron, road, vacant land, buffer zone or grass verge;*
- (g) *land that is owned or held by a local government unless the land is leased by the local government to someone other than another local government;*
- (h) *land that is-*
 - (i) *primarily used for show grounds or horse racing; and*
 - (ii) *exempted from rating by resolution of a local government;*
- (i) *land that is exempted from rating, by resolution of a local government, for charitable purposes;*
- (j) *land that is exempted from rating under-*
 - (i) *another Act; or*
 - (ii) *a regulation, for religious, charitable, educational or other public purposes.*

The following land is included in (j) (ii) above as specified in section 73 of the Local Government Regulation 2012;

- (a) *land owned by a religious entity if the land is less than 20ha and is used for 1 or more of the following purposes -*
 - (i) *religious purposes, including, for example, public worship;*
 - (ii) *the provision of education, health or community services including facilities for aged persons and persons with disabilities;*
 - (iii) *the administration of the religious entity;*
 - (iv) *housing incidental to a purpose mentioned in subparagraph (i) to (iii);*
- (b) *land vested in, or placed under the management and control of, a person under an Act for-*
 - (i) *a public purpose that is a recreational or sporting purpose; or*
 - (ii) *charitable purposes;*
- (c) *land used for the purposes of a public hospital if-*
 - (i) *the public hospital is-*
 - (A) *part of a private hospital complex; or*
 - (B) *a private and public hospital complex; and*
 - (ii) *the land used for the purpose is more than 2ha and is separated from the rest of the complex;*
- (d) *land owned by a community organisation if the land is less 20ha and is used for providing the following-*
 - (i) *accommodation associated with the protection of children;*
 - (ii) *accommodation for students;*
 - (iii) *educational, training or information services aimed at improving labour market participation or leisure opportunities;*
- (e) *land used for a cemetery.*

