7.8. REVISED BUDGET 2026-2027

REPORT AUTHOR Manager Financial Services

EXECUTIVE General Manager Corporate and Communities

DEPARTMENT Corporate and Communities

TEAM Financial Services

DATE 24 November 2026

RECOMMENDATION

That Council in accordance with Sections 169 and 170 of the *Local Government Regulation 2012*, adopt Council's Revised Budget (1) for 2026/27 and the Long-Term Financial Forecast for the financial years 2026/27 to 2035/36 as contained in the document titled Revised Budget 2026/27 and set out in the pages contained therein, incorporating:

- **Budgeted Statement of Income and Expenditure**
- **Budgeted Statement of Financial Position**
- **Budgeted Statement of Cash Flow**
- **Budgeted Statement of Changes in Equity**
- **Long Term Financial Forecast**
- **Measures of Financial Sustainability**
- **Budgeted sources and application of Capital Funding**
- **Budgeted movement in Reserves**
- **Total value of change in the rates and utility charges, expressed as a percentage**
- **Capital Works Program**
- **The Revenue Statement**
- **The Revenue Policy**

EXECUTIVE SUMMARY

The Revised Budget is presented to Council for adoption, reflecting changes to Council's financial position since the 2026/27 Annual Budget was adopted on 16 June 2026.

The Revised Budget has been incorporated into the Long-Term Financial Forecast (LTFF). The impacts on this and future financial years have been reviewed, and some forecast assumptions have been amended.

The revised budget:

- Improves the operating result by **$400k**, from a **($623k)** deficit to a **($220k)** deficit, mainly through $900k more interest income, partly offset by $300k for dredging the Dickson Inlet.

- **$6.6m** of carried forward 2025/26 capital projects.

- Reduces the capital works program by **$1.3m**, from **$108m** to **$106.7m**, primarily through adjustments to existing projects.

Adoption of the revised figures reflects Council's progress compared to the original budget.

PREVIOUS COUNCIL CONSIDERATIONS / RESOLUTIONS

At the Special Council Meeting held on 16 June 2026, it was resolved that Annual Budget 2026/27 was adopted by Council, approving a (**$623k)** operating deficit, and a capital works program of **$108m** funded by **$80m** of capital grant income.

REPORT/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 original budget 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.

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 was adopted by Council on 26 May 2026 and the Revenue Statement was adopted by Council on 16 June 2026, these documents have been included with minor administrative changes.

COMMENTS

The attached financial report details the proposed 2026/27 revised budget figures.

Operating Revenue and Operating Expenditure

Council's current budgeted operating position is a **($623k)** deficit. The operating adjustments below improve this by **$400k**, resulting in a revised deficit of **($220k)**.

This improvement is largely driven by a projected $900k increase in interest income, resulting from Council maintaining a debt-free balance sheet and holding prepayments for significant disaster-funded capital works. The main offsetting item is $300k of expenditure for dredging the Dickson Inlet.

Other material amendments to the operating position net to nil. They include the rephasing of **$950k** of grant projects for delivery across 2026/27 and 2027/28, and a **$700k** reallocation from Employee Benefits to Materials and Services.

Capital Works Program

Council's Capital Works program is **$108m**. Proposed adjustments at Revised Budget 2026/27 result in a reduction of **$1.3m** to **$106.7m**. The overall result is primarily due to the inclusion of 2025/26 carry-over projects, capital adjustments to the 2026/27 capital works program including early identification of projects to be deferred to future years.

Project Category	Initial 26/27 Adopted	2026/27 Revised Budget	Net Budget Variation
Business As Usual (BAU)	34,678,342	34,571,818	-106,524
QRA Water Program	41,162,993	19,555,139	-21,607,854
TC Jasper REPA Program	22,407,311	32,829,274	10,421,963
DRFA Betterment Program	9,816,954	14,725,430	4,908,476
2025 & 2026 REPA Program	0	5,039,332	5,039,332
Grand Total	**108,065,600**	**106,720,993**	**-1,344,607**

A number of capital works projects included in the 2025/26 budget were still in progress as of 30 June 2026. The revised budget figures detailed above make allowance for the unspent budget amounts of **$6.6m** brought into 2026/27. In some instances, additional funds are required for this purpose and these funds have also been included in the revised budget.

Project Category	2025-26 Carry Forward
Business As Usual (BAU)	1,816,029
QRA Water Program	44,587
TC Jasper REPA Program	3,983,304
DRFA Betterment Program	719,254
2025 & 2026 REPA Program	0
Grand Total	**6,563,173**

Any applicable capital grant revenue relating to carried-forward capital projects is also included.

FINANCIAL AND RESOURCE IMPLICATIONS

In accordance with Section 204 of the *Qld Local Government Regulation 2012*, monthly financial reports which state the progress that has been made against the budget will be prepared and presented to Council.

RISK MANAGEMENT IMPLICATIONS

This report directly addresses Council's strategic risk of Financial Sustainability and corporate risk of Financial Management, which relate to ineffective budget control, inadequate long-term financial planning and failure to manage operating results.

Adoption of Revised Budget 1 mitigates these risks by aligning financial forecasts and budget allocations with current circumstances, supporting informed decision-making and maintaining sustainable financial performance.

The budget review process supports established risk treatments, including regular budget monitoring, monthly financial reporting, long-term financial forecasting, and oversight by

qualified finance professionals, reducing the risk of budget overruns, financial instability, adverse audit outcomes and reputational impacts.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications related to this report.

SOCIAL IMPLICATIONS

Council's current adopted budget balances long-term financial sustainability with cost-of-living pressures for ratepayers, thereby reducing rate rises and mitigating the impact of rising costs to deliver services for most ratepayers.

CORPORATE AND OPERATIONAL PLAN

This report has been prepared in accordance with the following:

Corporate Plan 2025-2030 Initiatives:

Theme 3 - Service Delivery
We deliver Council services effectively and efficiently to meet community expectations, focusing on the wellbeing of both the community and our employees.
3.1 - *Deliver the Corporate Plan, Operational Plan and Budget.*

Operational Plan 2025-2026 Actions:

Legislative requirement.

LEGISLATION AND POLICY

- *Local Government Act 2009*
- *Local Government Regulation 2012*

CONSULTATION

Internal Consultation:

- All departments in Council
- Council Workshop held on 17 November 2026

CONCLUSION

That Council adopt the 2026/27 Revised Budget.

ATTACHMENTS

1. Revised Budget 2026-27 [**7.8.1** - 11 pages]

2. Revenue Statement for the 2026-2027 Financial Year [**7.8.2** - 19 pages]
3. Revenue General Policy [**7.8.3** - 3 pages]



DOUGLAS SHIRE COUNCIL

REVISED BUDGET

2026 - 2027

BUDGETED FINANCIAL STATEMENTS AND SUPPORTING INFORMATION

DOUGLAS SHIRE COUNCIL

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Douglas Shire Council - Budgeted Statement of Comprehensive Income

For the period ending 30 June 2027

	2026/27 $	2027/28 $	2028/29 $
Operating Revenue			
Rates and utility charges	52,428,061	55,633,744	58,475,432
Less: Pensioner remissions / Rebates	(763,641)	(752,227)	(569,624)
Net rates and utility charges	51,664,420	54,881,516	57,905,807
Fees and charges	9,450,124	9,870,130	10,264,935
Grants and subsidies	13,051,375	8,361,999	7,329,376
Interest received	2,919,860	1,633,333	1,113,333
Other operating revenue	1,644,538	1,677,429	1,710,978
TOTAL OPERATING REVENUE	**78,730,317**	**76,424,407**	**78,324,428**
Operating Expenses			
Employee benefits	23,463,129	24,130,719	24,995,632
Materials and services	35,666,971	31,848,817	31,485,416
Depreciation and amortisation	19,699,000	20,316,743	20,810,245
Finance costs	121,984	125,644	129,413
TOTAL OPERATING EXPENDITURE	**78,951,084**	**76,421,922**	**77,420,706**
Operating Surplus / (Deficit)	**(220,767)**	**2,485**	**903,722**
Capital Income			
Grants and subsidies	83,434,136	36,733,443	1,633,627
Contributions from developers	1,000,000	1,000,000	1,000,000
Other Capital Income	371,000	0	0
TOTAL CAPITAL INCOME	**84,805,136**	**37,733,443**	**2,633,627**
TOTAL CAPITAL EXPENSES	**130,055**	**0**	**0**
Net Result	**84,454,314**	**37,735,927**	**3,537,349**
Other Comprehensive Income			
Increase in asset revaluation surplus	33,654,858	39,657,420	26,092,962
TOTAL COMPREHENSIVE INCOME	**118,109,173**	**77,393,347**	**29,630,311**

Douglas Shire Council - Budgeted Statement of Financial Position

For the period ending 30 June 2027

	2026/27 $	2027/28 $	2028/29 $
Current Assets			
Cash assets and equivalents	48,478,052	49,254,383	46,740,409
Investments	0	0	0
Receivables & contract assets	9,048,570	9,048,570	9,048,570
Inventory	94,110	94,110	94,110
	57,620,732	58,397,063	55,883,089
Non-Current Assets			
Property, plant and equipment	793,148,394	869,765,409	901,909,695
Intangibles	24,653	24,653	24,653
	793,173,047	869,790,062	901,934,348
TOTAL ASSETS	**850,793,778**	**928,187,125**	**957,817,436**
Current Liabilities			
Trade and other payables	15,140,117	15,305,786	15,305,786
Borrowings	0	0	0
Provisions and contract Liabilities	4,862,835	4,697,166	4,697,166
	20,002,952	20,002,952	20,002,952
Non-Current Liabilities			
Borrowings	0	0	0
Provisions and Unearned Revenue	5,560,363	5,560,363	5,560,363
	5,560,363	5,560,363	5,560,363
TOTAL LIABILITIES	**25,563,315**	**25,563,315**	**25,563,315**
NET COMMUNITY ASSETS	**825,230,463**	**902,623,810**	**932,254,122**
Community Equity			
General reserves	0	0	0
Accumulated surplus / (deficit)	825,230,463	902,623,810	932,254,121
TOTAL COMMUNITY EQUITY	**825,230,463**	**902,623,810**	**932,254,121**

Douglas Shire Council - Budgeted Statement of Cash Flow

For the period ending 30 June 2027

	2026/27 $	2027/28 $	2028/29 $
Cash flows from operating activities			
Receipts			
Net rates and utility charges	51,664,420	54,881,516	57,905,807
Fees and charges	9,450,124	9,870,130	10,264,935
Grants, subsidies, contributions and donations	13,051,375	8,361,999	7,329,376
Interest received	2,919,860	1,633,333	1,113,333
Other operating revenue	1,644,538	1,677,429	1,710,978
	78,730,317	76,424,407	78,324,428
Payments			
Employee benefits	(23,463,129)	(24,130,719)	(24,995,632)
Materials and services	(35,666,971)	(31,848,817)	(31,485,416)
Finance costs	(121,984)	(125,644)	(129,413)
	(59,252,084)	(56,105,179)	(56,610,461)
Net cash inflow (outflow) from operating activities	**19,478,233**	**20,319,228**	**21,713,967**
Cash flows from investing activities			
Receipts			
Proceeds from sale of property plant and equipment	359,945	0	0
Grants, subsidies, contributions and donations	68,805,743	37,733,443	2,633,627
	69,165,689	37,733,443	2,633,627
Payments			
Payments for property, plant and equipment	(106,721,000)	(57,276,339)	(26,861,568)
Payments for intangible assets	0	0	0
	(106,721,000)	(57,276,339)	(26,861,568)
Net cash inflow (outflow) from investing activities	**(37,555,311)**	**(19,542,896)**	**(24,227,941)**
Cash flows from financing activities			
Receipts			
Proceeds from borrowings	0	0	0
Payments			
Repayment of borrowings	0	0	0
	0	0	0
Net cash inflow (outflow) from financing activities	**0**	**0**	**0**
Net increase (decrease) in cash and cash equivalents held	**(18,077,078)**	**776,332**	**(2,513,974)**
Cash and cash equivalents at the beginning of the financial year	66,555,130	48,478,052	49,254,383
Cash and cash equivalents/investments at the end of the financial year	**48,478,052**	**49,254,383**	**46,740,409**

Douglas Shire Council - Budgeted Statement of Changes in Equity

For the period ending 30 June 2027

	2026/27 $	2027/28 $	2028/29 $
GENERAL RESERVES			
Balance as at 1 July	25,317,489	0	0
Transfers to and from reserves			
Transfers to reserves	68,462,438	38,319,875	3,621,004
Transfers from reserves	(93,779,927)	(38,319,875)	(3,621,004)
Total transfers to and from reserves	(25,317,489)	0	0
Balance as at 30 June	**0**	**0**	**0**
ACCUMULATED SURPLUS / (DEFICIT)			
Balance as at 1 July	681,803,801	825,230,463	902,623,810
Net result	84,454,314	37,735,927	3,537,349
Other comprehensive income for the year			
Increase / (decrease) in asset revaluation surplus	33,654,858	39,657,420	26,092,962
Total comprehensive income for the year	118,109,173	77,393,347	29,630,311
Transfers to and from reserves			
Transfers to reserves	(68,462,438)	(38,319,875)	(3,621,004)
Transfers from reserves	93,779,927	38,319,875	3,621,004
Total transfers to and from reserves	25,317,489	0	0
Balance as at 30 June	**825,230,463**	**902,623,810**	**932,254,121**
TOTAL COMMUNITY EQUITY	**825,230,463**	**902,623,810**	**932,254,121**

Douglas Shire Council - Long Term Financial Forecast

For the period ending 30 June 2027

	2026/27 $	2027/28 $	2028/29 $	2029/30 $	2030/31 $	2031/32 $	2032/33 $	2033/34 $	2034/35 $	2035/36 $
Operating Revenue										
Rates and utility charges	51,664,420	54,881,516	57,905,807	60,571,569	62,488,155	64,465,383	66,505,176	68,609,511	70,780,430	73,020,041
Fees and charges	9,450,124	9,870,130	10,264,935	10,572,883	10,890,070	11,216,772	11,553,275	11,899,873	12,256,869	12,624,575
Grants and subsidies	13,051,375	8,361,999	7,329,376	7,512,609	7,700,424	7,892,935	8,090,258	8,292,515	8,499,828	8,712,323
Interest received	2,919,860	1,633,333	1,113,333	1,113,333	1,113,333	1,113,333	1,113,333	1,113,333	1,113,333	1,113,333
Other operating revenue	1,644,538	1,677,429	1,710,978	1,745,197	1,780,101	1,815,703	1,852,017	1,889,058	1,926,839	1,965,375
TOTAL OPERATING REVENUE	**78,730,317**	**76,424,407**	**78,324,428**	**81,515,592**	**83,972,083**	**86,504,126**	**89,114,060**	**91,804,289**	**94,577,298**	**97,435,648**
Operating Expenses										
Employee benefits	23,463,129	24,130,719	24,995,632	25,872,579	26,778,119	27,688,576	28,629,987	29,603,407	30,609,923	31,650,660
Materials and services	35,666,971	31,848,817	31,485,416	32,279,858	33,633,875	34,777,427	35,959,860	37,182,495	38,446,700	39,753,888
Depreciation and amortisation	19,699,000	20,316,743	20,810,245	21,434,553	22,077,589	22,739,917	23,422,114	24,124,778	24,848,521	25,593,977
Finance costs	121,984	125,644	129,413	133,295	137,294	141,413	145,655	150,025	150,025	150,025
TOTAL OPERATING EXPENDITURE	**78,951,084**	**76,421,922**	**77,420,706**	**79,720,285**	**82,626,878**	**85,347,333**	**88,157,617**	**91,060,704**	**94,055,168**	**97,148,549**
Operating Surplus / (Deficit)	**(220,767)**	**2,485**	**903,722**	**1,795,307**	**1,345,205**	**1,156,794**	**956,443**	**743,585**	**522,130**	**287,099**
Capital Income										
Grants and subsidies	83,434,136	36,733,443	1,633,627	3,069,127	927,419	0	614,937	732,350	0	0
Contributions from developers	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Other Capital Income	371,000	0	0	0	0	0	0	0	0	0
TOTAL CAPITAL INCOME	**84,805,136**	**37,733,443**	**2,633,627**	**4,069,127**	**1,927,419**	**1,000,000**	**1,614,937**	**1,732,350**	**1,000,000**	**1,000,000**
TOTAL CAPITAL EXPENSES	**130,055**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Net Result	**84,454,314**	**37,735,927**	**3,537,349**	**5,864,434**	**3,272,624**	**2,156,794**	**2,571,380**	**2,475,935**	**1,522,130**	**1,287,099**
Sources of capital funding										
Funded depreciation	12,581,127	18,956,464	20,726,590	20,514,525	19,893,921	19,952,532	19,755,823	21,124,369	21,708,021	22,407,340
Loan borrowings	0	0	0	0	0	0	0	0	0	0
Daintree ferry reserve	27,695	586,432	987,377	887,760	895,957	905,957	915,957	925,957	935,957	945,957
Proceeds from sale of assets	359,945	0	0	0	0	0	0	0	0	0
Constrained works reserve	93,752,232	37,733,443	2,633,627	4,069,127	1,927,419	1,000,000	1,614,937	1,732,350	1,000,000	1,000,000
Council source funding	0	0	2,513,974	0	0	0	0	0	0	0
Total sources of capital funding	**106,721,000**	**57,276,339**	**26,861,568**	**25,471,413**	**22,717,297**	**21,858,489**	**22,286,717**	**23,782,676**	**23,643,978**	**24,353,297**
Application of capital funding										
Capital Works expenditure	106,721,000	57,276,339	26,861,568	25,471,413	22,717,297	21,858,489	22,286,717	23,782,676	23,643,978	24,353,297
Total application of capital funding	**106,721,000**	**57,276,339**	**26,861,568**	**25,471,413**	**22,717,297**	**21,858,489**	**22,286,717**	**23,782,676**	**23,643,978**	**24,353,297**
COMMUNITY ASSETS										
Total Assets	850,793,778	928,187,125	957,817,436	990,739,161	1,022,001,901	1,053,007,706	1,085,267,124	1,118,287,676	1,151,260,498	1,184,905,674
Total Liabilities	25,563,315	25,563,315	25,563,315	25,563,315	25,563,315	25,563,315	25,563,315	25,563,315	25,563,315	25,563,315
NET COMMUNITY EQUITY	**825,230,463**	**902,623,810**	**932,254,122**	**965,175,847**	**996,438,586**	**1,027,444,391**	**1,059,703,809**	**1,092,724,361**	**1,125,697,183**	**1,159,342,359**

Douglas Shire Council - Measures of Financial Sustainability

For the period ending 30 June 2027

Council's expected performance at 30 June against key financial ratios and targets:

Basis of Preparation

The budgeted financial sustainability statement is prepared in accordance with the requirements of the Local Government Regulation 2012 and the Financial Management (Sustainability) Guideline 2024. The amounts used to calculate the reported measures are prepared on an accrual basis.

Ratio	How the measure is calculated	Target	2026/27 %	2027/28 %	2028/29 %	2029/30 %	2030/31 %	2031/32 %	2032/33 %	2033/34 %	2034/35 %	2035/36 %
1. Council Controlled Revenue Ratio	Net Rates, Levies and Charges **add** Fees and Charges / Total Operating Revenue	No Target	77.6%	84.7%	87.0%	87.3%	87.4%	87.5%	87.6%	87.7%	87.8%	87.9%
2. Population Growth Ratio	**Prior year** estimated population / **Previous year** estimated population - 1	No Target	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
3. Operating surplus ratio	Operating Result / Total Operating Revenue	Greater than -2%	-0.3%	0.0%	1.2%	2.2%	1.6%	1.3%	1.1%	0.8%	0.6%	0.3%
4. Operating Cash Ratio	Operating Result **add** Depreciation and Amortisation **add** Finance Costs / Total Operating Revenue	Greater than 0%	24.9%	26.8%	27.9%	28.7%	28.1%	27.8%	27.5%	27.3%	27.0%	26.7%
5. Unrestricted Cash Expense Cover Ratio	(Total Cash and Equivalents **add** Current Investments **add** Available Ongoing QTC Working Capital Facility Limit **less** Externally Restricted Cash) / (Total Operating Expenditure **less** Depreciation and Amortisation **less** Finance Costs) * 12	Greater than 4 months	9.8	10.6	9.9	10.0	10.2	10.4	10.8	10.9	11.0	11.1
6. Asset Sustainability Ratio	Capital Expenditure on Replacement of Infrastructure Assets (Renewals) / Depreciation Expenditure on Infrastructure Assets	Greater than 90%	511.3%	208.8%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
7. Asset Consumption Ratio	Written Down Replacement Cost of Depreciable Infrastructure Assets / Current Replacement Cost of Depreciable Infrastructure Assets	Greater than 60%	72.2%	75.1%	75.1%	75.0%	74.8%	74.6%	74.4%	74.2%	74.0%	73.7%
8. Asset Renewal Funding Ratio	Total of **Planned** Capital Expenditure on Infrastructure Asset Renewals over 10 years / Total of **Required** Capital Expenditure on Infrastructure Asset Renewals over 10 years	No Target	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
9. Leverage ratio	**Book Value** of Debt / Total Operating Revenue **less** Total Operating Expenditure **add** Depreciation and Amortisation	0 - 3 times	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Douglas Shire Council - Budgeted Sources and Application of Capital Funding
For the period ending 30 June 2027

	2026/27 $	2027/28 $	2028/29 $
Sources of capital funding			
Funded depreciation	12,581,127	18,956,464	20,726,590
Loan borrowings	0	0	0
Daintree ferry reserve	27,695	586,432	987,377
Proceeds from sale of assets	359,945	0	0
Constrained works reserve	93,752,232	37,733,443	2,633,627
Council source funding	0	0	2,513,974
Total sources of capital funding	**106,721,000**	**57,276,339**	**26,861,568**
Application of capital funding			
Capital Works expenditure	106,721,000	57,276,339	26,861,568
Total application of capital funding	**106,721,000**	**57,276,339**	**26,861,568**

Douglas Shire Council - Budgeted Movement in Reserves
For the period ending 30 June 2027

	2026/27 $	2027/28 $	2028/29 $
RESERVES			
Constrained works reserve			
Balance as at 1 July	25,317,489	0	0
Transfers to reserve	68,434,743	37,733,443	2,633,627
Transfers from reserve	(93,752,232)	(37,733,443)	(2,633,627)
Balance as at 30 June	0	0	0
Daintree ferry reserve			
Balance as at 1 July	0	0	0
Transfers to reserve	27,695	586,432	987,377
Transfers from reserve	(27,695)	(586,432)	(987,377)
Balance as at 30 June	0	0	0

Douglas Shire Council - Budgeted Rates and Utility Charges - Value of Change
For the period ending 30 June 2027

	2025/26 $	2026/27 $	Change $	Change %
Rates and utility charges	**48,568,191**	**52,428,061**	**3,859,870**	**7.95**

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 2027

	New/ Renewal/ Upgrade (N/R/U)	2026/27 $
Council & Community Facilities		
Community Facilities Improvement Program	U	992,000
Community Facilities Renewal Program	R	2,186,000
Council Facilities Improvement Program	U	318,000
Council Facilities Renewal Program	R	1,196,000
Grant Funding - North Queensland Resilliance Program	N	798,000
Grant Funding - Secure Communities Partnership Program	N	377,000
Grant Funding- Alex Bay (Diwan) SES Shed Fundamentals Upgrades	U	70,000
Land Purchases	N	765,000
Open Spaces Improvement Program	U	1,216,000
Mossman Depot Fuel Storage	N	176,000
Grant Funding- Mossman Library	R	70,000
		8,164,000
Drainage		
Grant Funding - North Queensland Resilliance Program - Drainage	N	643,000
Stormwater Improvements	U	1,700,000
Stormwater Renewals	R	455,000
		2,798,000
Marine		
Sugar Wharf Renewal Program	R	500,000
Marine Access Improvements	N	554,000
Daintree Ferry Repairs	R	200,000
Grant Funding- Crucial Access Links	N	1,906,000
		3,160,000
Plant and Equipment		
Fleet Renewal	R	1,210,000
ICT Renewal	R	1,148,000
Equipment Renewal	R	29,000
Key Cabinets	N	40,000
		2,427,000
Resource Management		
Landfill Restoration	R	729,000
		729,000
Transport		
Bridge and Culvert Renewals	R	905,000
Grant Funded - Daintree Ferry Landside Infrastructure	U	7,563,000
Grant Funded - PCN Upgrade	R	1,816,000
Grant Funded - Road Improvements	U	259,000
Kerb and Channel Renewal Program	R	100,000
Mossman to Port Rail Trail	N	300,000
Pathway Improvements	N	309,000
Pathway Renewals	R	10,000
Road Improvements	U	840,000
Road Renewal Program	R	963,000
		13,065,000
Wastewater		
Sewerage Main Renewal	R	338,000
Sewerage Pump Renewal	R	80,000

Douglas Shire Council - Capital Works Program

For the period ending 30 June 2027

	New/ Renewal/ Upgrade (N/R/U)	2026/27 $
Sewerage Treatment Renewal	R	864,000
Sewerage Treatment Upgrade	U	333,000
		1,615,000
Water Supply		
Water Main Improvements	N	130,000
Water Main Renewals	R	1,610,000
Water Pump Renewals	R	192,000
Water Treatment Improvements	U	170,000
Water Treatment Renewals	R	512,000
		2,614,000
REPA Works		
Landslip Repairs	R	21,920,000
Road Repairs	R	1,162,000
Bridge and Culvert Repairs	R	14,787,000
Betterment Projects	U	14,725,000
		52,594,000
Grant Funding - Water & Sewer Program		
Water & Wastewater Renewals	R	7,136,000
Water & Wastewater Upgrades	U	12,419,000
		19,555,000
Total Capital Works		**106,721,000**

DOUGLAS SHIRE COUNCIL

REVENUE STATEMENT FOR THE 2026-2027 FINANCIAL YEAR

1. INTRODUCTION

This revenue statement is produced in accordance with s 104 (5) of the *Local Government Act 2009* and s 169 (2) and s172 of the *Local Government Regulation 2012*.

2. DIFFERENTIAL GENERAL RATING

2.1 – Differential General Rating – General Comments

Council has decided that in accordance with s 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 (both generally and with respect to revenue-producing potential), 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 $1,300,000.
2 - Residential PPR	Residential properties, which are the principal place of residence of the owner/s, with a rateable valuation greater than $1,300,000.
3 - Residential NPPR	Residential properties, which are not the principal place of residence of the owner/s, with a rateable valuation from $1 to $1,300,000.
4 - Residential NPPR	Residential properties, which are not the principal place of residence of the owner/s, with a rateable valuation greater than $1,300,000.
5 - Residential Units PPR	Residential properties that are building units, which are the principal place of residence of the owner/s.

6 - Residential Units NPPR	Residential properties that are building units, which are not the principal place of residence of the owner/s.
7 - Residential Flats	Multi Unit Dwellings (Flats 2)
8 - Residential Flats	Multi Unit Dwellings (Flats 3 - 4)
9 - Residential Flats	Multi Unit Dwellings (Flats 5 - 6)
10 - Residential Flats	Multi Unit Dwellings (Flats 7+)
11 - Residential Section 50	Subdivider land which is subject to s 50 of the *Land Valuation Act 2010.*
12 Rural Productive	Properties which are used predominately for primary production.
13 - All Other Land	All land which is not otherwise categorised.
14 - 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 15, 16, 17 and 18).
15 - 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 14, 16, 17 and 18)
16 - Commercial NFP	Properties used by Not-for-Profit Recreation, Sporting and Community Groups that are eligible for a rates remission or rebate.
17 - Commercial Marina	Shopping Centres with a secondary land use of Marina with a total area over 1.5ha.
18 - 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 Natural Resources and Mines, Manufacturing and Regional and Rural Development 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 2026

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

2.3 – Limiting the increase in rates and charges

In accordance with s 116 of the *Local Government Regulation 2012*, for the 2026-2027 financial year, Council has not made, and will not make, a resolution limiting an increase of Rates and Charges.

3. CALCULATION OF LEVIES

3.1 PROVISIONS

- Differential General Rates will apply based on differential rating categories.
- Minimum general rates will apply.

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 no minimum, as required under s 77(3) of the *Local Government Regulation 2012.*

(b) RURAL PRODUCTIVE

Category 12	A single rate in the dollar to apply to all properties included in this category with a set minimum.

(c) All OTHER LAND

Category 13	A single rate in the dollar to apply to all properties included in this category with a set minimum.

(d) COMMERCIAL

Category 14	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 s 50 of the *Land Valuation Act 2010*.

Category 15 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 s 50 of the *Land Valuation Act 2010*.

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.

(e) HEAVY INDUSTRY

Category 18 A single rate in the dollar to apply to all properties included in this category with a set minimum.

4. SPECIAL CHARGES

4.1 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 firefighting and fire prevention under the *Fire 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.

4.2 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.

5. UTILITY CHARGES

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

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

All properties receiving an untreated water supply:

Dagmar Heights,
Upper Daintree and other groundwater and run off river sources;

shall be levied the following charges:-

- An infrastructure charge for all residential, rural productive or commercial type improvements.
- Water usage charged at a prescribed rate.
- Water infrastructure and water usage charges are 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 remission or rebate 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.

Any error, omission or administrative oversight by Council in the assessment or levying of charges will be corrected retrospectively for a maximum period of twelve (12) months from the date the error is identified by, or notified to, Council.

(f) AVERAGING / ESTIMATING CONSUMPTION CHARGES

When water is not measured by a water meter or where water meter readings are unable to be obtained due to:

- Inability to locate water meter; or
- Inability to access water meter; or
- Faulty water meter.

Council will calculate utility charges as per s101(2) of the *Local Government Regulation 2012* and Councils’ Revenue Policy. Average water consumption shall be calculated using the previous three (3) water consumption totals for the land.

5.2 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.

Any error, omission or administrative oversight by Council in the assessment or levying of charges will be corrected retrospectively for a maximum period of twelve (12) months from the date the error is identified by, or notified to, Council.

5.3 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 Utility Charges and Associated Rating Matters report.

(C) ALL CATEGORIES

Any error, omission or administrative oversight by Council in the assessment or levying of charges will be corrected retrospectively for a maximum period of twelve (12) months from the date the error is identified by, or notified to, Council.

6 STATE CHARGES

6.1 Emergency Management Levy (EML)

The Emergency Management Levy (EML) is a State Government levy. Council is required to collect the levy on behalf of the Queensland State Government, in accordance with the provisions of the *Fire Services Act 1990* and *Fire Services Regulation 2011*, and such are levied in accordance with the prescribed fees as defined in schedule 2 of the *Fire Services Regulation 2011.*

The levy is not a Council Charge and the Funds collected are remitted to Queensland Fire and Emergency Services.

An owner of a property to whom a levy notice is given may appeal to the commissioner refer s 152N of the *Fire Services Act 1990.*

7. OTHER FEES AND CHARGES

7.1 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.

7.2. COST-RECOVERY FEES

In accordance with s 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 2018*.

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.

7.3 BUSINESS ACTIVITY FEES

Pursuant to section 262 of the *Local Government Act 2009*, Council has, in the support of its responsibilities, the power to charge for a service or facility, other than a service or facility for which a cost-recovery fee may be fixed. Council has the power to conduct business activities and make business activity fees for services and facilities it provides on this basis. Business activity fees are made where Council provides a service and the other party to the transaction can choose whether or not to avail itself of the service. Business activity fees are a class of charge, which are purely commercial in application and are usually subject to the Commonwealth's Goods and Services Tax. Business activity fees include but are not confined to rents, plant hire, private works and hire of facilities. The criteria used to decide the amount of Council's business activity fees is the relevant nature, level and standard of the service or facility as well as the application, where necessary or applicable, of the competitive neutrality principle.

8. 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 2026-2027 financial year will be issued half-yearly, with Water notices being issued three times during the year.
- The due date for payment is defined as being not less than thirty (30) days and not more than thirty-five (35) days from the date of issue of the rate notice.

9 SUPPLEMENTARY RATE NOTICES

In instances where changes that impact Rates and Charges are brought to Council's attention throughout the year, a Supplementary Rates Notice will be issued as required. Some examples might include reconfigurations, valuation amendments, additional services and change of ownership.

Where a change results in raising a supplementary levy to the ratepayer of an amount less than $10, Council will not raise the notice to the ratepayer.

Any error, omission or administrative oversight by Council in the assessment or levying of charges will be corrected retrospectively for a maximum period of twelve (12) months from the date the error is identified by, or notified to, Council.

10 INTEREST ON OVERDUE RATES AND CHARGES

In accordance with s 133 of the *Local Government Regulation 2012*, interest at the rate of twelve point nineteen percent (12.19%) per annum compounding daily is to be charged on all overdue rates or charges from the day the rates or charges become overdue or a later day decided by the local government - with the exception of approved financial assistance measures granted under the provisions of the Douglas Shire Council Rates & Charges Financial Hardship Policy.

11. REMISSIONS AND REBATES

11.1 LODGEMENT OF APPLICATIONS

(a) All applications must be in writing on the prescribed form and contain a declaration as to the accuracy of the information contained therein.

(b) Remission will be calculated for new applicants from the date the application is received, once approved, and is not applied retrospectively to previous rating periods.

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 remission or rebate will be placed on the applicant's rate file.

(c) Once an application for a remission or rebate 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.

11.2 RATES PENSIONER REMISSION POLICY

This policy allows Council to consider applications and provide pensioner remission for rates and charges on properties within the Douglas Shire Council boundaries.

Pensioners that comply with the requirements as set out in Council's policy may be entitled to a State Government Rate remission (currently 20%, up to a maximum of $200.00 per property per annum) and 20% of the Emergency Management Levy. Where the State Government Rate remission 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 Rate remission will also be entitled to the Council Pensioner Remission.

(a) The Council pensioner remission will be up to 30% of the General Rate to a maximum of $1,000.00 per annum.

Those pensioners that are not already receiving a remission and believe that they may be eligible should contact Council.

If a pensioner becomes the owner of a new property, they must make a new application for a remission in respect of that property.

This policy grants special consideration to grant Council pensioner remission at Council's discretion for circumstances outside of the policy criteria.

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. Ratepayers should refer to Council's Rates Pensioner Remission Policy for further details.

11.3 RETIREMENT VILLAGE REMISSION

A remission 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 remission 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 remission.

(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 remission in the prior year.

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

11.4 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 remission 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.

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

A rate 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.

12.6 RATES AND CHARGES FINANCIAL HARDSHIP POLICY

Council recognises some landowners experience financial hardship and as a result are unable to pay their rates and charges by the due date. The Financial Hardship policy has been developed to provide assistance by freezing interest on a standard arrangement to pay option or the deferment of the due date for payment of the full rates and charges.

13 PAYMENT ARRANGEMENTS

To ease the financial burden of paying Rates and Charges, Council does have the option of a Payment Arrangement, which is available to residential and commercial properties.

The preferred period for a Payment Arrangement is six (6) months, but under extraordinary circumstances Council may agree to extend the payment period from six (6) up to twenty-four (24) months.

Payments must be made either weekly, fortnightly or monthly with a commencement date within 30 days.

Interest will continue to be applied to all outstanding rates and charges as per the *Local Government Regulation 2012*, s 133 with the exception of approved financial assistance measures granted under the provisions of the Douglas Shire Council Rates and Charges Financial Hardship Policy.

New Rates and Charges do not constitute part of a payment arrangement and are payable by the due date. Should the new Rates and Charges become overdue a new arrangement would be required.

14. POLICY FOR RATING EXEMPTIONS and ASSISTANCE

Upon receipt of a written submission Council shall:

(a) Decide if the land is rateable land after considering s 93 of the *Local Government Act 2009.*

(b) If the land is rateable land, consider if the land is exempt under s 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.

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.

CATEGORY NUMBER	CATEGORY NAME	DESCRIPTION	PRIMARY LAND USE APPLICABLE
1	**Residential - Principal place of residence (PPR) - $1 to $1,300,000**	Description Properties used solely for a single residential dwelling, which is the principal place of residence of the owner/s with a rateable valuation from $1 to $1,300,000.	**02, 05, 09**
2	**Residential - Principal place of residence (PPR) greater than $1,300,000**	Description Properties used solely for a single residential dwelling, which is the principal place of residence of the owner/s with a rateable valuation greater than $1,300,000.	**02, 05, 09**
3	**Residential – Non-Principal place of residence (NPPR) - $1 to $1,300,000**	Description Properties used solely for, or capable of use for, a single residential dwelling, which is not the principal place of residence of the owner/s with a rateable valuation from $1 to $1,300,000.	**01, 02, 04, 05, 06, 09,** **Excluding properties in Commercial Categories 14 and 15**
4	**Residential – Non-Principal place of residence (NPPR) - greater than $1,300,000**	Description Properties used solely for, or capable of use for, a single residential dwelling, which is not the principal place of residence of the owner/s with a rateable valuation greater than $1,300,000.	**01, 02, 04, 05, 06, 09,** **Excluding properties in Commercial Categories 14 and 15**
5	**Residential Building Units - Principal place of residence (PPR)**	Properties that are used for residential purposes and the unit lot is part of a Community Title Scheme, which is the principal place of residence of the owner/s.	**08**

CATEGORY NUMBER	CATEGORY NAME	DESCRIPTION	PRIMARY LAND USE APPLICABLE
6	**Residential Building Units - Non-Principal place of residence (NPPR)**	Description Properties that are used for residential purposes and the unit lot is part of a Community Title Scheme, which is not the principal place of residence of the owner/s.	**08**
7	**Residential – Flats 2**	Description Properties that are used for multi residential purposes (flats) and contain 2 independent living flats.	**03**
8	**Residential – Flats 3-4**	Description Properties used for multi residential purposes (flats) and contain 3 or 4 independent living flats.	**03**
9	**Residential – Flats 5-6**	Description Properties used for multi residential purposes (flats) and contain 5 or 6 independent living flats	**03**
10	**Residential – Flats 7+**	Description Properties used for multi residential purposes (flats) and contain 7 or more independent living flats	**03**
11	**Residential Section 50**	Description Subdivider land which is subject to s 50 of the *Land Valuation Act 2010*.	**72**
12	**Rural Productive**	Description Properties which are used predominately for primary production	**60, 61, 64, 65, 66, 67, 68, 69, 70, 71, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 93, 94**
13	**All Other Land**	All land which is not otherwise categorised.	
14	**Commercial - North of McClelland Road**	Description Properties in the localities of Cooya, Mossman and other localities to the north of Mossman (excluding those properties in Commercial Categories 15, 16, 17 and 18): (i) that are used, or capable of being used, for commercial/industrial purposes; or included as Commercial and Industry Planning Areas in the 2018 Douglas Shire Planning Scheme Version 1.0.	**01, 04, 06, 07, 08, 09, 10, 11, 12,13, 14, 15, 16, 17, 18; 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 55, 56, 57, 58, 72, 91, 92, 95, 96, 97, 99**

CATEGORY	RATING CATEGORIES	CRITERIA	PRIMARY LAND USE APPLICABLE
15	**Commercial – South of McClelland Road**	Description Properties in the localities of Port Douglas, Craiglie and other localities to the south of Craiglie (excluding those properties in Commercial Categories 14, 16, 17 and 18) (i) that are used, or capable of being used, for commercial/industrial purposes; or (ii) included as Commercial and Industry Planning Areas in 2018 Douglas Shire Planning Scheme Version 1.0.	**01, 04, 06, 07, 08, 09, 10, 11, 12,13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 55, 56, 57, 58, 72, 91, 92, 95, 96, 97, 99**
16	**Commercial - Not for Profit**	Description Properties used by not-for-profit recreation, sporting and community groups that receive a remission or rebate under Council's Rates Rebate – Not for Profit Entities Policy.	
17	**Commercial - Marina**	Description Properties which are predominantly used or intended for use as a shopping centre, with a secondary use of a marina, which: (a) Have an area in excess of 1.5 ha; and (b) Contain a building or group of buildings comprising more than six shops.	**12** **With a secondary land use of:** **20**
18	**Heavy Industry**	Description Properties that are used or have the potential to be used for a sugar mill or co-generation plant.	**35**

LAND USE CODES (LUC)

01	Vacant urban land;
02	Single unit dwelling - urban and rural;
03	Multi Unit Dwelling (Flats)
04	Large Homesite vacant;
05	Large homesite - dwelling;
06	Outbuildings;
07	Guest House/Private Hotel;
08	Building Units;
09	Group Titles;
10	Combined Multi Dwelling and Shops;
11	Shop - Single;
12	Shops group (more than 6 shops);
13	Shopping group (2 to 6 shops);
14	Shops - Main Retail;
15	Shops - Secondary Retail;
16	Drive In Shopping Centre;
17	Restaurant;
18	Special Tourist Attraction;
19	Walkway;
20	Marina;
21	Residential Institution (Non-medical centre);
22	Car Park;
23	Retail Warehouse;
24	Sales Area Outdoor;
25	Professional Offices;
26	Funeral Parlours;
27	Hospitals; Convalescent Homes (Medical Care) (Private);
28	Warehouses and Bulk Stores;
29	Transport Terminal;
30	Service Station;
31	Oil Depot and Refinery;
32	Wharves;
33	Builders Yard/Contractors Yard;
34	Cold Stores - Ice works;
35	General Industry;
36	Light Industry;
37	Noxious/Offensive Industry;
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;
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;
72	Subdivider land subject to s 50 of the *Land Valuation Act 2010*.
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;

38	Advertising - Hoarding;
39	Harbour Industries;
40	Extractive;
41	Child Care; ex Kindergarten
42	Hotel/Tavern;
43	Motel;
44	Nurseries;
45	Theatres and Cinemas;
46	Drive-In Theatres;
47	Licensed Clubs;
89	Animals Special;
91	Transformers;
92	Defence Force establishments;
93	Peanuts.
94	Vacant rural land.(excl 01 & 04)
95	Reservoir, Dam, Bores;
96	Public Hospital;
97	Welfare Homes/Institutions;
99	Community Protection Centre.

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.

Principal 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.

To be eligible for Principal Place of Residence your property must be able to be occupied as a permanent residence under Council's Planning Scheme or have a relevant planning approval.

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 within the Douglas Shire; and

   b) a property is vacant for a period longer than 120 continuous 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, and the owner does not during the vacancy 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 within the Douglas Shire

   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, and the owner does not during the vacancy 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 within the Douglas Shire

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, and the owner does not during the vacancy 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 within the Douglas Shire.

3) not owned by a natural person, e.g., owned by a Trustee, personal representative or 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.

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 per s 93 Local Government Act 2009-

(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 s 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.

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4. REVENUE GENERAL POLICY

Purpose

To set out the principles used by Council in the 2026/27 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 differential general rating based primarily on land use, provides the most current equitable basis for the distribution of the general rate burden.

s 74(1) of 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 equitable raising of income.

- 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 by responding where necessary to changes in 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 by responding where necessary to changes in the local economy.

Council may give consideration to granting a concession to a class of landowner without the need for an individual application in accordance with s 122(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 the ratepayers 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 in accordance with s 133 of the *Local Government Regulation 2012,* with the exception of approved financial assistance measures granted under the provisions of the Douglas Shire Council Rates Financial Hardship Policy.

5. The Establishment of Cost-recovery Methods

s 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 Douglas Shire Council'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

s120 – 125 of the *Local Government Regulation 2012* allows 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	11
Document Number	815033
Endorsed by	Chief Executive Officer
Policy Type	Statutory
Approval Authority	Council
Date Adopted	26/05/2026
Time Period	Annually
Review Date	01/04/2026
Policy Department	Financial Services
Link to Corporate Plan	Strategic Theme 3: Service Delivery
Revoked/Superseded	

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