

## 7.9. REVISED BUDGET 2 2025-2026

<b>REPORT AUTHOR</b>	Interim Chief Financial Officer
<b>MANAGER</b>	General Manager Corporate and Communities
<b>DEPARTMENT</b>	Corporate and Communities
<b>DATE</b>	31 March 2026

### RECOMMENDATION

In accordance with s169 and s170 of the *Local Government Regulation 2012*, Council's second Revised Budget for the 2025-2026 financial year and the Long-Term Financial Forecast for the financial years 2025-2026 to 2034-2035 as contained in the document titled Revised Budget 2 2025-2026 and set out in the pages contained therein, incorporating:

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. Total value of change in the rates and utility charges, expressed as a percentage
10. Capital Works Program
11. The Revenue Statement
12. The Revenue Policy

as tabled, be adopted by Council.

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### EXECUTIVE SUMMARY

Revised Budget 2 2025/26 is presented to Council for adoption recognising changes to the financial position since the first Revised Budget 2025-2026 was adopted on 25 November 25.

Below is a summary of the outcomes of Revised Budget 2 2025/2026

- Adjustments made to operating revenue and expenditure result in net nil impact, meaning the Operating Position remains a **(\$0.42m)** deficit.
- Prior to events caused by severe weather from Low 29U, favourable operating adjustments of **\$1.80m** would have seen Council move from a **(\$0.42m)** deficit to a **\$1.38m** surplus.
- Unfortunately, counter disaster operations and emergent works resulting from severe weather from Low 29U are estimated to have an unfavourable **(\$1.80m)** 25/26 in year impact. Queensland Reconstruction Authority (QRA) funding under the Disaster Recover Funding Arrangements (DRFA) for this event are expected to be received in the 26/27 financial year. Estimates for Low 29U are preliminary and do not include

capital reconstruction works that may occur in the 26/27 financial year that would be funded by under the Disaster Recover Funding Arrangements.

- The Operating surplus ratio remains **(0.6%)**, which exceeds the target measure of financial sustainability, greater than **(2%)**.
- The Capital Works program is proposed to decrease by **\$18.3m** from **\$136.6m** to **\$118.3m** primarily due to carry-overs into 26/27 financial year with corresponding Capital Revenue adjustments. **\$1.88m** of savings from existing projects are proposed to fund new priority projects, including **\$1.1m** of capital works associated with Low 29U.

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

## PREVIOUS COUNCIL CONSIDERATIONS / RESOLUTIONS

The first Revised Budget 2025-2026 was adopted at the Ordinary Meeting dated 25 November 25.

## 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 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 s 169 of the *Local Government Regulation 2012*. The Revenue Policy was adopted by Council on 25 March 2025 and the Revenue Statement was adopted by Council on 1 July 2025, and then both adopted again with no amendments as part of the first Revised Budget 2025/26 on 25 November 2025 – these documents have been included as originally tabled and adopted.

## COMMENTS

The below table provides a summary of the;

- first Revised Budget 2025/26,
- proposed adjustments under Revised Budget 2 2025/26, and
- the final proposed Revised Budget 2 2025/26 figures.

Proposed adjustments are categorised as either Business As Usual, Disaster, or Low 29U.

### Operating Revenue & Expenditure

Council's current budgeted operating position is a **(\$0.42m)** deficit. The following operating adjustments have been made resulting in a net-nil change to the operation position.

- **\$0.36m** favourable for Business as Usual,
- **\$1.44m** favourable for Disaster Operations, and
- **(\$1.80m)** unfavourable for Low 29U,

Material adjustments to the operation position include;

- Business As Usual **\$0.36m** favourable
  - Revenue **\$0.24m** favourable mainly due to better than expected interest rates.
  - Expenditure **\$0.12m** favourable mainly due to operational grant funded projects (Jasper Recovery Coastal program & QCOAST Shoreline Erosion Management Program), now mostly to be completed in 26/27, mostly offset by additional funding for a Marina Inlet dredge and increases to fuel costs.
    - Notably, a drop in Employee benefits is offset by increases in Temporary staffing (under Materials & Services).
  
- Disaster **\$1.44m** favourable
  - Revenue **\$1.50m** favourable mainly due to Extraordinary River Clean up funds for prior year spend, offset by deferral of Disaster Management Unit projects (Local Recovery & Resilience Program & North Queensland Resilience Program).
  - Expenditure **(\$0.05m)** unfavorable mainly due to earlier than expected spend on grant funded disaster projects, crossing multiple years, offset by vacancies in the Disaster Management Unit.
  
- Low 29U **(\$1.80m)** unfavourable
  - Revenue **(\$0.47m)** unfavourable due to expected loss of Daintree Ferry fares.
  - Expenditure **(\$1.33m)** unfavourable due to estimated counter disaster operations and emergent works. Revenue from Disaster Recovery Funding Arrangements and insurance are likely to be recognised in 26/27, with funding for Daintree Ferry and associated land assets currently under negotiation.

Douglas Shire Council	REVISED Budget 25/26	BAU Budget Adjustment	DISASTER Related Budget Adjustment	LOW 29U Related Budget Adjustment	Total Budget Adjustment	REVISED Budget 2 25/26
Statement of Comprehensive Income	\$	\$	\$	\$	\$	\$
<b>Operating Revenue</b>						
Rates and utility charges	48,362,313	-	-	-	-	48,362,313
less: Financial Assistance, Remissions (incl. Pensioners)	(722,714)	-	-	-	-	(722,714)
Net rates and utility charges	47,639,600	-	-	-	-	47,639,600
Fees and charges	8,904,306	(29,773)	-	(472,616)	(502,389)	8,401,917
Grants and subsidies	10,218,904	(16,828)	1,495,730	-	1,478,902	11,697,806
Interest received	2,439,133	292,306	-	-	292,306	2,731,439
Other recurrent income	1,414,514	(5,502)	-	-	(5,502)	1,409,012
<b>Total Operating Revenue</b>	<b>70,616,456</b>	<b>240,203</b>	<b>1,495,730</b>	<b>(472,616)</b>	<b>1,263,317</b>	<b>71,879,773</b>
<b>Operating Expenses</b>						
Employee benefits	22,098,426	(290,069)	(57,813)	-	(347,882)	21,750,544
Materials and services	30,804,313	158,849	110,476	1,331,797	1,601,122	32,405,435
Depreciation	18,037,418	-	-	-	-	18,037,418
Finance costs	98,599	8,983	-	-	8,983	107,582
<b>Total Recurrent Expenses</b>	<b>71,038,756</b>	<b>(122,238)</b>	<b>52,663</b>	<b>1,331,797</b>	<b>1,262,223</b>	<b>72,300,979</b>
<b>Operating Result</b>	<b>(422,300)</b>	<b>362,441</b>	<b>1,443,067</b>	<b>(1,804,413)</b>	<b>1,094</b>	<b>(421,206)</b>
<b>Capital Revenue</b>						
Capital grants and subsidies	115,542,833	(3,067,187)	(14,231,707)	-	(17,298,894)	98,243,939
Contributions from developers	250,000	-	-	-	-	250,000
Gain/(Loss) non current assets & Insurance Proceeds	-	-	-	-	-	-
<b>Total capital revenue</b>	<b>115,792,833</b>	<b>(3,067,187)</b>	<b>(14,231,707)</b>	<b>-</b>	<b>(17,298,894)</b>	<b>98,493,939</b>
<b>Net Result</b>	<b>115,370,533</b>	<b>(2,704,746)</b>	<b>(12,788,640)</b>	<b>(1,804,413)</b>	<b>(17,297,800)</b>	<b>98,072,733</b>
<b>Capital Works Program</b>						
Capital additions	136,619,412	(5,216,076)	(14,231,707)	1,146,741	(18,301,042)	118,318,370
<b>Total capital additions</b>	<b>136,619,412</b>	<b>(5,216,076)</b>	<b>(14,231,707)</b>	<b>1,146,741</b>	<b>(18,301,042)</b>	<b>118,318,370</b>

## 2025-2026 Capital Works

Council's Capital Works program is **\$136.62m**. Proposed adjustments at Revised Budget 2 2025/26, primarily due to proposed carry-overs into 26/27, see the Capital Works Program decrease by **\$18.30m** to **\$118.32m**.

Correspondingly, Capital revenue (excluding Contributions from Developers) is proposed to decrease by **\$17.3m** from **\$115.54m** to **\$98.24m**.

On the Business-as-Usual portion of the 25/26 Capital Works Program, Council proposes to;

- 1) carry over **\$4.01m** of in-flight projects to the 26/27 Capital Works program,
- 2) add new **\$0.08m** of grant funded projects to the 25/26 Capital Works program,
- 3) utilise **\$1.88m** of savings from existing projects to;
  - a) fund **\$0.44m** existing projects requiring additional funds in 25/26, and
  - b) fund **\$0.25m** new priority projects and set aside **\$1.15m** for Low 29 capital repairs in 25/26.

Due to these adjustments, Business-as-Usual capital revenue of **\$3.15m** would be carried-over into 26/27, while an additional **\$0.08m** of capital revenue from grants would be recognised this year.

On the Disaster portion of the 25/26 Capital Works Program, a **\$14.4m** carry-over for both capital spend and revenue to the 26/27 Capital Works program for in-flight projects is proposed, as well as a **\$0.19m** request for additional budget for existing projects, offset by corresponding capital revenue.

Below is summary table of these movements.

	Capital Expenditure				Capital Revenue			
	Total	BAU	DISASTER	LOW 29U	Total	BAU	DISASTER	LOW 29U
<b>2025/26 Revised Budget (Adopted)</b>	<b>136,619,402</b>	<b>30,214,681</b>	<b>106,404,721</b>	<b>0</b>	<b>115,542,833</b>	<b>5,573,103</b>	<b>109,969,730</b>	<b>0</b>
(1) Projects Deferred to Future Financial Years	(18,516,092)	(4,098,897)	(14,417,195)	0	(17,563,501)	(3,146,749)	(14,416,752)	0
(2) Proposed New Projects- Grant Funded	79,562	79,562	0		79,562	79,562	0	0
(3) Projects with Savings	(1,880,732)	(1,880,732)	0		0	0	0	0
(3a) Existing projects Requiring Additional Funds	621,269	435,781	185,488		185,045	0	185,045	0
(3b) Proposed New Projects- Council Funded	1,394,951	248,210	0	1,146,741	0	0	0	0
Net	135,488	(1,196,741)	185,488	1,146,741	185,045	0	185,045	0
<b>Total Adjustment (Sum of 1,2, &amp; Net)</b>	<b>(18,301,042)</b>	<b>(5,216,076)</b>	<b>(14,231,707)</b>	<b>1,146,741</b>	<b>(17,298,894)</b>	<b>(3,067,187)</b>	<b>(14,231,707)</b>	<b>0</b>
<b>2025/26 Revised Budget 2 (Proposed)</b>	<b>118,318,360</b>	<b>24,998,605</b>	<b>92,173,014</b>	<b>1,146,741</b>	<b>98,243,939</b>	<b>2,505,916</b>	<b>95,738,023</b>	<b>0</b>

## PROPOSAL

In accordance with s169 and s170 of the Local Government Regulation 2012, Council's second Revised Budget for the 2025-2026 financial year and the Long-Term Financial Forecast for the financial years 2025-2026 to 2034-2035 as contained in the document titled Revised Budget 2 2025-2026 and set out in the pages contained therein, incorporating:

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## FINANCIAL AND RESOURCE IMPLICATIONS

In accordance with s204 of the *Local Government Regulation 2012*, monthly financial reports which state the progress made against the budget are prepared and presented to Council.

## RISK MANAGEMENT IMPLICATIONS

To mitigate risk, progress against budget is actively monitored by the management team and reported monthly to Council.

## ENVIRONMENTAL IMPLICATIONS

NIL

## SOCIAL IMPLICATIONS

NIL

## 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

## **CONCLUSION**

That Council adopt the Revised Budget 2 2025/26, and monitor progress monthly.

## **ATTACHMENTS**

1. Budget Cover Page [**7.9.1** - 1 page]
2. 1356776 - 2026 REVISED Budget N O 2 10 year forecast 2026 - Statements [**7.9.2** - 10 pages]
3. 1304066 - Revenue Statement for the 2025-2026 Financial Year [**7.9.3** - 19 pages]
4. 815033 - Revenue General Policy [**7.9.4** - 3 pages]

# DOUGLAS SHIRE COUNCIL

## REVISED BUDGET 2

2025 - 2026

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 2026

	2025/26	2026/27	2027/28
	\$	\$	\$
<b>Operating Revenue</b>			
Rates and utility charges	48,362,312	51,807,675	54,976,135
Less: Pensioner remissions / Rebates	(722,713)	(773,303)	(819,701)
<b>Net rates and utility charges</b>	<b>47,639,600</b>	<b>51,034,372</b>	<b>54,156,434</b>
Fees and charges	8,401,917	9,141,624	9,498,148
Grants and subsidies	11,697,806	10,205,799	7,964,452
Interest received	2,731,439	1,598,234	1,200,000
Other operating revenue	1,409,012	1,465,422	1,494,731
<b>TOTAL OPERATING REVENUE</b>	<b>71,879,773</b>	<b>73,445,451</b>	<b>74,313,764</b>
<b>Operating Expenses</b>			
Employee benefits	21,842,794	23,863,513	24,627,145
Materials and services	32,308,212	30,676,198	30,359,288
Depreciation and amortisation	18,037,418	18,578,541	19,135,897
Finance costs	112,555	115,932	119,410
<b>TOTAL OPERATING EXPENDITURE</b>	<b>72,300,979</b>	<b>73,234,183</b>	<b>74,241,739</b>
<b>Operating Surplus / (Deficit)</b>	<b>(421,206)</b>	<b>211,268</b>	<b>72,025</b>
<b>Capital Income</b>			
Grants and subsidies	98,243,939	83,825,501	10,580,650
Contributions from developers	250,000	250,000	250,000
<b>TOTAL CAPITAL INCOME</b>	<b>98,493,939</b>	<b>84,075,501</b>	<b>10,830,650</b>
<b>Net Result</b>	<b>98,072,733</b>	<b>84,286,769</b>	<b>10,902,675</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>98,072,733</b>	<b>84,286,769</b>	<b>10,902,675</b>

## Douglas Shire Council - Budgeted Statement of Financial Position

For the period ending 30 June 2026

	2025/26	2026/27	2027/28
	\$	\$	\$
<b>Current Assets</b>			
Cash assets and equivalents	29,696,939	22,370,831	23,472,189
Investments	0	0	0
Receivables & contract assets	15,770,226	15,770,226	15,770,226
Inventory	139,492	139,492	139,492
	<u>45,606,657</u>	<u>38,280,549</u>	<u>39,381,907</u>
<b>Non-Current Assets</b>			
Property, plant and equipment	673,099,477	764,712,353	774,513,671
Intangibles	32,876	32,876	32,876
	<u>673,132,353</u>	<u>764,745,229</u>	<u>774,546,547</u>
<b>TOTAL ASSETS</b>	<b><u>718,739,010</u></b>	<b><u>803,025,778</u></b>	<b><u>813,928,454</u></b>
<b>Current Liabilities</b>			
Trade and other payables, contract liabilities	11,572,008	14,414,969	14,414,969
Borrowings	0	0	0
Provisions and Unearned Revenue	9,322,967	6,480,006	6,480,006
	<u>20,894,975</u>	<u>20,894,975</u>	<u>20,894,975</u>
<b>Non-Current Liabilities</b>			
Borrowings	0	0	0
Provisions and Unearned Revenue	4,359,068	4,359,068	4,359,068
	<u>4,359,068</u>	<u>4,359,068</u>	<u>4,359,068</u>
<b>TOTAL LIABILITIES</b>	<b><u>25,254,043</u></b>	<b><u>25,254,043</u></b>	<b><u>25,254,043</u></b>
<b>NET COMMUNITY ASSETS</b>	<b><u>693,484,968</u></b>	<b><u>777,771,736</u></b>	<b><u>788,674,411</u></b>
<b>Community Equity</b>			
General reserves	4,141,350	4,141,350	4,141,350
Accumulated surplus / (deficit)	689,343,618	773,630,387	784,533,062
<b>TOTAL COMMUNITY EQUITY</b>	<b><u>693,484,968</u></b>	<b><u>777,771,737</u></b>	<b><u>788,674,412</u></b>

**Douglas Shire Council - Budgeted Statement of Cash Flow**  
For the period ending 30 June 2026

	2025/26	2026/27	2027/28
	\$	\$	\$
<b>Cash flows from operating activities</b>			
Receipts			
Net rates and utility charges	47,639,600	51,034,372	54,156,434
Fees and charges	8,401,917	9,141,624	9,498,148
Grants, subsidies, contributions and donations	11,697,806	10,205,799	7,964,452
Interest received	2,731,439	1,598,234	1,200,000
Other operating revenue	1,409,012	1,465,422	1,494,731
	<u>71,879,773</u>	<u>73,445,451</u>	<u>74,313,764</u>
Payments			
Employee benefits	(21,842,794)	(23,863,513)	(24,627,145)
Materials and services	(32,308,212)	(30,676,198)	(30,359,288)
Finance costs	(112,555)	(115,932)	(119,410)
	<u>(54,263,561)</u>	<u>(54,655,642)</u>	<u>(55,105,843)</u>
<b>Net cash inflow (outflow) from operating activities</b>	<b><u>17,616,212</u></b>	<b><u>18,789,809</u></b>	<b><u>19,207,922</u></b>
<b>Cash flows from investing activities</b>			
Receipts			
Proceeds from sale of property plant and equipment	500,000	110,000	110,000
Grants, subsidies, contributions and donations	66,197,942	84,075,501	10,830,650
	<u>66,697,942</u>	<u>84,185,501</u>	<u>10,940,650</u>
Payments			
Payments for property, plant and equipment	(118,318,370)	(110,301,417)	(29,047,214)
Payments for intangible assets	0	0	0
	<u>(118,318,370)</u>	<u>(110,301,417)</u>	<u>(29,047,214)</u>
<b>Net cash inflow (outflow) from investing activities</b>	<b><u>(51,620,428)</u></b>	<b><u>(26,115,916)</u></b>	<b><u>(18,106,564)</u></b>
<b>Cash flows from financing activities</b>			
Receipts			
Proceeds from borrowings	0	0	0
Payments			
Repayment of borrowings	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
<b>Net cash inflow (outflow) from financing activities</b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>
<b>Net increase (decrease) in cash and cash equivalents held</b>	<b><u>(34,004,216)</u></b>	<b><u>(7,326,108)</u></b>	<b><u>1,101,358</u></b>
<b>Cash and cash equivalents at the beginning of the financial year</b>	<b>63,701,155</b>	<b>29,696,939</b>	<b>22,370,831</b>
<b>Cash and cash equivalents/investments at the end of the financial year</b>	<b><u>29,696,939</u></b>	<b><u>22,370,831</u></b>	<b><u>23,472,189</u></b>

## Douglas Shire Council - Budgeted Statement of Changes in Equity

For the period ending 30 June 2026

	2025/26	2026/27	2027/28
	\$	\$	\$
<b>GENERAL RESERVES</b>			
<b>Balance as at 1 July</b>	36,887,347	4,141,350	4,141,350
Transfers to and from reserves			
Transfers to reserves	1,250,000	1,250,000	1,250,000
Transfers from reserves	(33,995,997)	(1,250,000)	(1,250,000)
<b>Total transfers to and from reserves</b>	<u>(32,745,997)</u>	<u>0</u>	<u>0</u>
<b>Balance as at 30 June</b>	<u><b>4,141,350</b></u>	<u><b>4,141,350</b></u>	<u><b>4,141,350</b></u>
<b>ACCUMULATED SURPLUS / (DEFICIT)</b>			
<b>Balance as at 1 July</b>	558,524,888	689,343,618	773,630,387
Net result	98,072,733	84,286,769	10,902,675
<b>Total comprehensive income for the year</b>	<u>98,072,733</u>	<u>84,286,769</u>	<u>10,902,675</u>
Transfers to and from reserves			
Transfers to reserves	(1,250,000)	(1,250,000)	(1,250,000)
Transfers from reserves	33,995,997	1,250,000	1,250,000
<b>Total transfers to and from reserves</b>	<u>32,745,997</u>	<u>0</u>	<u>0</u>
<b>Balance as at 30 June</b>	<u><b>689,343,618</b></u>	<u><b>773,630,387</b></u>	<u><b>784,533,062</b></u>
<b>TOTAL COMMUNITY EQUITY</b>	<u><b>693,484,968</b></u>	<u><b>777,771,737</b></u>	<u><b>788,674,412</b></u>

**Douglas Shire Council - Long Term Financial Forecast**  
**For the period ending 30 June 2026**

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Operating Revenue</b>										
Rates and utility charges	47,639,600	51,034,372	54,156,434	56,382,691	58,134,172	59,938,197	61,796,343	63,710,234	65,681,540	67,711,986
Fees and charges	8,401,917	9,141,624	9,498,148	9,868,575	10,189,304	10,520,457	10,862,371	11,215,398	11,579,899	11,956,246
Grants and subsidies	11,697,806	10,205,799	7,964,452	8,163,563	8,367,652	8,576,844	8,791,265	9,011,046	9,236,323	9,467,231
Interest received	2,731,439	1,598,234	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
Other operating revenue	1,409,012	1,465,422	1,494,731	1,524,625	1,555,118	1,586,220	1,617,945	1,650,304	1,683,310	1,716,976
<b>TOTAL OPERATING REVENUE</b>	<b>71,879,773</b>	<b>73,445,451</b>	<b>74,313,764</b>	<b>77,139,456</b>	<b>79,446,247</b>	<b>81,821,718</b>	<b>84,267,924</b>	<b>86,786,982</b>	<b>89,381,071</b>	<b>92,052,438</b>
<b>Operating Expenses</b>										
Employee benefits	21,842,794	23,863,513	24,627,145	25,415,214	26,177,670	26,963,000	27,771,890	28,605,047	29,463,198	30,347,094
Materials and services	32,308,212	30,676,198	30,359,288	31,821,863	32,776,519	33,759,815	34,772,609	35,815,787	36,890,261	37,996,969
Depreciation and amortisation	18,037,418	18,578,541	19,135,897	19,709,974	20,301,273	20,910,311	21,537,620	22,183,749	22,849,261	23,534,739
Finance costs	112,555	115,932	119,410	122,992	126,682	130,482	134,397	138,428	142,581	142,581
<b>TOTAL OPERATING EXPENDITURE</b>	<b>72,300,979</b>	<b>73,234,183</b>	<b>74,241,739</b>	<b>77,070,042</b>	<b>79,382,144</b>	<b>81,763,608</b>	<b>84,216,516</b>	<b>86,743,012</b>	<b>89,345,302</b>	<b>92,021,384</b>
<b>Operating Surplus / (Deficit)</b>	<b>(421,206)</b>	<b>211,268</b>	<b>72,025</b>	<b>69,413</b>	<b>64,103</b>	<b>58,110</b>	<b>51,408</b>	<b>43,971</b>	<b>35,769</b>	<b>31,055</b>
<b>Capital Income</b>										
Grants and subsidies	98,243,939	83,825,501	10,580,650	2,169,063	2,844,026	0	0	0	732,350	0
Contributions from developers	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
<b>TOTAL CAPITAL INCOME</b>	<b>98,493,939</b>	<b>84,075,501</b>	<b>10,830,650</b>	<b>2,419,063</b>	<b>3,094,026</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>982,350</b>	<b>250,000</b>
<b>Net Result</b>	<b>98,072,733</b>	<b>84,286,769</b>	<b>10,902,675</b>	<b>2,488,476</b>	<b>3,158,129</b>	<b>308,110</b>	<b>301,408</b>	<b>293,971</b>	<b>1,018,120</b>	<b>281,055</b>
<b>Sources of capital funding</b>										
Funded depreciation	16,616,212	17,789,809	18,207,922	18,779,387	19,365,376	19,968,421	20,589,028	21,227,719	21,885,031	22,565,794
Loan borrowings	0	0	0	0	0	0	0	0	0	0
Constrained works reserve	600,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Daintree ferry reserve	1,100,000	1,000,000	1,000,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
Proceeds from sale of assets	500,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000
Capital grants	98,243,939	83,825,501	10,580,650	2,169,063	2,844,026	0	0	0	732,350	0
Council source funding	1,258,219	7,326,108	(1,101,358)	4,513,261	1,049,020	(191,831)	(775,401)	(1,004,995)	(927,574)	(1,030,888)
General revenue	0	0	0	0	0	0	0	0	0	0
<b>Total sources of capital funding</b>	<b>118,318,370</b>	<b>110,301,417</b>	<b>29,047,214</b>	<b>26,421,711</b>	<b>24,218,421</b>	<b>20,736,590</b>	<b>20,773,627</b>	<b>21,182,724</b>	<b>22,649,808</b>	<b>22,494,906</b>
<b>Application of capital funding</b>										
Principal repayments on loans	0	0	0	0	0	0	0	0	0	0
Capital Works expenditure	118,318,370	110,301,417	29,047,214	26,421,711	24,218,421	20,736,590	20,773,627	21,182,724	22,649,808	22,494,906
<b>Total application of capital funding</b>	<b>118,318,370</b>	<b>110,301,417</b>	<b>29,047,214</b>	<b>26,421,711</b>	<b>24,218,421</b>	<b>20,736,590</b>	<b>20,773,627</b>	<b>21,182,724</b>	<b>22,649,808</b>	<b>22,494,906</b>
<b>COMMUNITY ASSETS</b>										
Total Assets	718,739,010	803,025,778	813,928,454	816,416,930	819,575,059	819,883,168	820,184,576	820,478,546	821,496,666	821,777,721
Total Liabilities	25,254,043	25,254,043	25,254,043	25,254,043	25,254,043	25,254,043	25,254,043	25,254,043	25,254,043	25,254,043
<b>NET COMMUNITY EQUITY</b>	<b>693,484,968</b>	<b>777,771,736</b>	<b>788,674,411</b>	<b>791,162,888</b>	<b>794,321,016</b>	<b>794,629,126</b>	<b>794,930,534</b>	<b>795,224,504</b>	<b>796,242,624</b>	<b>796,523,679</b>

## Douglas Shire Council - Measures of Financial Sustainability

### For the period ending 30 June 2026

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
	%	%	%	%	%	%	%	%	%	%

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										
<b>1. Council Controlled Revenue Ratio</b>	$\frac{\text{Net Rates, Levies and Charges add Fees and Charges}}{\text{Total Operating Revenue}}$	No Target	78.0%	81.9%	85.7%	85.9%	86.0%	86.1%	86.2%	86.3%	86.4%	86.5%
<b>2. Population Growth Ratio</b>	$\frac{\text{Prior year estimated population}}{\text{Previous year estimated population}} - 1$	No Target	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
<b>3. Operating surplus ratio</b>	$\frac{\text{Operating Result}}{\text{Total Operating Revenue}}$	Greater than -2%	-0.6%	0.3%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.0%
<b>4. Operating Cash Ratio</b>	$\frac{\text{Operating Result add Depreciation and Amortisation add Finance Costs}}{\text{Total Operating Revenue}}$	Greater than 0%	24.7%	25.7%	26.0%	25.8%	25.8%	25.8%	25.8%	25.8%	25.8%	25.8%
<b>5. Unrestricted Cash Expense Cover Ratio</b>	$\frac{\text{(Total Cash and Equivalents add Current Investments add Available Ongoing QTC Working Capital Facility Limit less Externally Restricted Cash)}}{\text{(Total Operating Expenditure less Depreciation and Amortisation less Finance Costs)}} * 12$	Greater than 4 months	6.1	4.7	4.9	3.9	3.8	3.6	3.7	3.9	4.0	4.2
<b>6. Asset Sustainability Ratio</b>	$\frac{\text{Capital Expenditure on Replacement of Infrastructure Assets (Renewals)}}{\text{Depreciation Expenditure on Infrastructure Assets}}$	Greater than 90%	622.3%	407.8%	90.1%	90.1%	90.0%	90.0%	90.0%	90.1%	90.1%	90.1%
<b>7. Asset Consumption Ratio</b>	$\frac{\text{Written Down Replacement Cost of Depreciable Infrastructure Assets}}{\text{Current Replacement Cost of Depreciable Infrastructure Assets}}$	Greater than 60%	75.4%	84.2%	84.2%	84.1%	84.0%	83.8%	83.5%	83.3%	83.0%	82.7%
<b>8. Asset Renewal Funding Ratio</b>	$\frac{\text{Total of Planned Capital Expenditure on Infrastructure Asset Renewals over 10 years}}{\text{Total of Required Capital Expenditure on Infrastructure Asset Renewals over 10 years}}$	No Target	1302.3%	401.2%	254.5%	168.0%	162.2%	132.5%	99.3%	442.5%	455.8%	469.9%
<b>9. Leverage ratio</b>	$\frac{\text{Book Value of Debt}}{\text{Total Operating Revenue less Total Operating Expenditure add Depreciation and Amortisation}}$	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 2026

	2025/26	2026/27	2027/28
	\$	\$	\$
<b>Sources of capital funding</b>			
Funded depreciation	16,616,212	17,789,809	18,207,922
Constrained works reserve	600,000	250,000	250,000
Daintree ferry reserve	1,100,000	1,000,000	1,000,000
Proceeds from sale of assets	500,000	110,000	110,000
Capital grants	98,243,939	83,825,501	10,580,650
Contributed assets	0	0	0
Council source funding	1,258,219	7,326,108	(1,101,358)
General revenue	0	0	0
<b>Total sources of capital funding</b>	<b>118,318,370</b>	<b>110,301,417</b>	<b>29,047,214</b>
<b>Application of capital funding</b>			
Capital Works expenditure	118,318,370	110,301,417	29,047,214
<b>Total application of capital funding</b>	<b>118,318,370</b>	<b>110,301,417</b>	<b>29,047,214</b>

\* Application of funds from Constrained works reserve  
Water

## Douglas Shire Council - Budgeted Movement in Reserves

For the period ending 30 June 2026

	2025/26	2026/27	2027/28
	\$	\$	\$
<b>RESERVES</b>			
<b>Constrained works reserve</b>			
Balance as at 1 July	36,386,056	3,740,059	3,740,059
Transfers to reserve	250,000	250,000	250,000
Transfers from reserve	(32,895,997)	(250,000)	(250,000)
Balance as at 30 June	3,740,059	3,740,059	3,740,059
<b>Daintree ferry reserve</b>			
Balance as at 1 July	501,291	401,291	401,291
Transfers to reserve	1,000,000	1,000,000	1,000,000
Transfers from reserve	(1,100,000)	(1,000,000)	(1,000,000)
Balance as at 30 June	401,291	401,291	401,291

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

For the period ending 30 June 2026

	2024/25	2025/26	Change	Change
	\$	\$	\$	%
Rates and utility charges	44,406,801	48,362,312	3,955,511	8.91

### 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 2026

	New/ Renewal/ Upgrade (N/R/U)	2025/26 \$
<b><u>Council &amp; Community Facilities</u></b>		
Grant Funding - Port Douglas Splash Park	N	2,300,000
Land Purchases	N	810,000
Grant Funding - Reef Guardian - Solar Installation	N	236,308
Council Facilities Renewal Program 25/26	R	653,188
Community Facilities Renewal Program 25/26	R	977,010
Parks Renewal Program 25/26	R	555,211
Sugar Wharf Building Repairs	R	65,385
Asbestos Mitigation Program 25/26	R	50,000
Community Facility Improvements	N	200,381
Council Facilities Improvements	U	27,050
Grant Funding- NQRP - Community Resilience Improvements	N	370,577
Streetscape Improvement Program	R	121,881
Grant Funding- CCTV Systems for Mossman & Port Douglas	N	367,005
Grant Funding- Alex Bay SES Shed Upgrades	R	69,562
		<b>6,803,558</b>
<b><u>Drainage</u></b>		
Drainage Renewal Program 25/26	R	400,000
Grant Funding - NQRP - Flood Resilience Improvements	U	583,448
		<b>983,448</b>
<b><u>Marine</u></b>		
Ferry Vessel Maintenance/Renewals	R	100,000
Sugar Wharf Renewal	R	183
Grant Funding- Cooper Creek Boat Ramp	N	50,000
		<b>150,183</b>
<b><u>Plant and Equipment</u></b>		
Fleet Renewal Program	R	845,000
ICT Infrastructure Renewal	R	298,000
ICT Infrastructure Upgrades	U	88,658
Fleet New Purchases Program	N	250,000
Key Cabinets x2	N	40,000
		<b>1,521,658</b>
<b><u>Resource Management</u></b>		
Sanitary Depot - Closure Monitoring	R	63,000
Newell Landfill - Capping	R	195,000
Killaloe Landfill - Closure Monitoring	R	378,415
		<b>636,415</b>
<b><u>Transport</u></b>		
Grant Funding- Daintree Ferry Landside Infrastructure	U	4,776,806
Grant Funding - Port Douglas Road Principle Cycle Network Upgrade	U	858,440
Pavement Renewal Program	R	617,755
Road Reseal / AC Overlay Renewal Program	R	1,773,023
Gravel Road resheet program	R	250,000
Footpath & Road Lighting Program	U	265,000
Kerb and Channel Program	R	458,746
Road Upgrades	U	291,897
Grant Funding- Barrier Street Safety Upgrades	U	890
Grant Funding- NQRP - Improve Resupply Access Points - North of Daintree River	N	25,000
Bridge Flooding Review	R	17,350
Footpath Improvements	N	86,300
Capital Repairs from Low 29U	R	1,146,741
		<b>10,567,948</b>
<b><u>Wastewater</u></b>		
Sewerage Treatment Renewals	R	1,361,000
Sewerage Pump Renewals	R	447,673
Sewerage Main Renewals	R	300,000
Sewerage Forklift Purchase	N	41,157
		<b>2,149,830</b>
<b><u>Water Supply</u></b>		
Grant Funding - Cooya Beach Reservoir - Connect & Commission	U	139,165
Grant Funding - WISER Program - Mossman River Intake	N	1,256,703
Water Treatment Improvements	U	67,786
Water Treatment and Storage Renewals	R	387,786
Water Main Renewals	R	1,370,866
Water Pump Renewals	R	70,000
Mossman WTP - Bulk Water Standpipe	N	40,000
		<b>3,332,306</b>

**Douglas Shire Council - Capital Works Program**  
For the period ending 30 June 2026

	New/ Renewal/ Upgrade (N/R/U)	2025/26 \$
<b>REPA Works</b>		
Landslip Repairs	R	52,235,952
Road Repairs	R	13,046,478
Bridge and Culvert Repairs	R	14,013,538
Other REPA works	R	0
Betterment Projects	U	5,801,674
		<b>85,097,642</b>
<b>Grant Funding - Water &amp; Sewer Program</b>		
Water & Wastewater Renewals	R	4,634,352
Water & Wastewater Upgrades	U	2,441,030
		<b>7,075,382</b>
<b>Total Capital Works</b>		<b>118,318,370</b>



## REVENUE STATEMENT FOR THE 2025-2026 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 \$695,000.
2 - Residential PPR	Residential properties, which are the principal place of residence of the owner/s, with a rateable valuation from \$695,001 to \$1,300,000.
3 - 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.
4 - Residential PPR	Residential properties which are the principal place of residence of the owner/s, with a rateable valuation greater than \$2,000,000.

5 - Residential NPPR	Residential properties, which are not the principal place of residence of the owner/s, with a rateable valuation from \$1 to \$695,000.
6 - Residential NPPR	Residential properties, which are not the principal place of residence of the owner/s, with a rateable valuation from \$695,001 to \$1,300,000.
7 - 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.
8 - 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.
9 - Residential Units PPR	Residential properties that are building units, which are the principal place of residence of the owner/s.
10 - Residential Units NPPR	Residential properties that are building units, which are not the principal place of residence of the owner/s.
11 - Residential Flats	Multi Unit Dwellings (Flats 2)
12 - Residential Flats	Multi Unit Dwellings (Flats 3 - 4)
13 - Residential Flats	Multi Unit Dwellings (Flats 5 - 6)
14 - Residential Flats	Multi Unit Dwellings (Flats 7+)
15 - Residential Section 50	Subdivider land which is subject to s 50 of the <i>Land Valuation Act 2010</i> .
16 - Rural Productive (BSC)	Properties which are used predominantly for primary production Sugar Cane.
17 Rural Productive (Other)	Properties which are used predominately for primary production other than Sugar Cane.
18 - All Other Land	All land which is not otherwise categorised.
19 - 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 20, 21, 22 and 23).
20 - 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 19, 21, 22 and 23)
21 - Commercial NFP	Properties used by Not-for-Profit Recreation, Sporting and Community Groups that are eligible for a rates remission or rebate.
22 - Commercial Marina	Shopping Centres with a secondary land use of Marina with a total area over 1.5ha.
23 - 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 2025

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 2025-2026 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 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 no minimum, as required under s 77(3) of the *Local Government Regulation 2012*.

(b) RURAL PRODUCTIVE

- 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.

(c) ALL OTHER LAND

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

(d) COMMERCIAL

- Category 19 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 20 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 21 A single rate in the dollar to apply to all properties included in this category with a set minimum.
- Category 22 A single rate in the dollar to apply to all properties included in this category with a set minimum.

(e) HEAVY INDUSTRY

- Category 23 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 2025-2026 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 less than thirty (30) days and not more than thirty-five (35) days from the date of issue of the rate notice.

### 4.1 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 Council error/mistakes in levy charges, with the exception of Special Charges, will only be backdated for the current financial year with a supplementary notice.

### 4.2 INTEREST ON OVERDUE RATES AND CHARGES

In accordance with s 133 of the *Local Government Regulation 2012*, interest at the rate of twelve point twelve (12.12%) 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.

## 5. REMISSIONS AND REBATES

### 5.1 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.

## 5.2 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 40% of the General Rate to a maximum of \$1,350.00 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.

## 5.3 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.

#### 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 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.

#### 5.5 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.

#### 5.6 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.

### 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 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.

## 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 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 access charge per improvement.

- Water usage charged at a prescribed rate.
- Water access 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 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 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 access charge for all residential, rural productive or commercial type improvements.
- Water usage charged at a prescribed rate.
- Water access 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.

(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.

## 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 Utility Charges and Associated Rating Matters report).

## 8 SEPARATE CHARGES

### 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*.

## 9. FEES AND CHARGES

### 9.1 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.

### 9.2. 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.

### 9.3 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.

### 9.4 DISHONOUR FEE – CHEQUES, DIRECT DEBITS AND PERIODIC PAYMENTS

Where Council is advised of a Dishonoured payment when a Direct Debit or Cheque withdrawal is not allowed, Council will charge a Dishonour Fee to the Debtor / Ratepayer as per Council's Fees and Charges for that financial year.

### 9.5 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.

## 10. 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	<b>Residential - Principal place of residence (PPR) - \$1 to \$695,000</b>	<u>Description</u> Properties used solely for a single residential dwelling, which is the principal place of residence of the owner/s with a rateable valuation from \$1 to \$695,000.	02, 05, 09
2	<b>Residential - Principal place of residence (PPR) - \$695,001 to \$1,300,000</b>	<u>Description</u> Properties used solely for a single residential dwelling, which is the principal place of residence of the owner/s with a rateable valuation from \$695,001 to \$1,300,000.	02, 05, 09
3	<b>Residential - Principal place of residence (PPR) - \$1,300,001 to \$2,000,000</b>	<u>Description</u> Properties used solely for a single residential dwelling, which is the principal place of residence of the owner/s with a rateable valuation from \$1,300,001 to \$2,000,000.	02, 05, 09
4	<b>Residential - Principal place of residence (PPR) – more than \$2,000,000</b>	<u>Description</u> Properties used solely for a single residential dwelling, which is the principal place of residence of the owner/s with a rateable valuation greater than \$2,000,000.	02, 05, 09
5	<b>Residential – Non-Principal place of residence (NPPR) - \$1 to \$695,000</b>	<u>Description</u> Properties used solely for, or capable of use for, a single residential dwelling, which is not the principal place of residence of the owner/s with a rateable valuation from \$1 to \$695,000.	01, 02, 04, 05, 06, 09, 94  Excluding properties in Commercial Categories 19 and 20
6	<b>Residential – Non-Principal place of residence (NPPR) - \$695,001 to \$1,300,000</b>	<u>Description</u> Properties used solely for, or capable of use for, a single residential dwelling, which is not the principal place of residence of the owner/s with a rateable valuation from \$695,001 to \$1,300,000.	01, 02, 04, 05, 06, 09, 94  Excluding properties in Commercial Categories 19 and 20
7	<b>Residential – Non-Principal place of residence (NPPR) - \$1,300,001 to \$2,000,000</b>	<u>Description</u> Properties used solely for, or capable of use for, a single residential dwelling, which is not the principal place of residence of the owner/s with a rateable valuation from \$1,300,001 to \$2,000,000.	01, 02, 04, 05, 06, 09, 94  Excluding properties in Commercial Categories 19 and 20
8	<b>Residential – Non-Principal place of residence (NPPR) – more than \$2,000,000</b>	<u>Description</u> Properties used solely for, or capable of use for, a single residential dwelling, which is not the principal place of residence of the owner/s with a rateable valuation greater than \$2,000,000.	01, 02, 04, 05, 06, 09, 94  Excluding properties in Commercial Categories 19 and 20

CATEGORY NUMBER	CATEGORY NAME	DESCRIPTION	PRIMARY LAND USE APPLICABLE
9	<b>Residential Building Units - Principal place of residence (PPR)</b>	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
10	<b>Residential Building Units - Non-Principal place of residence (NPPR)</b>	<u>Description</u> Properties that are used for residential purposes and the unit lot is part of a Community Title Scheme, which is not the principal place of residence of the owner/s.	08
11	<b>Residential – Flats 2</b>	<u>Description</u> Properties that are used for multi residential purposes (flats) and contain 2 independent living flats.	03
12	<b>Residential – Flats 3-4</b>	<u>Description</u> Properties used for multi residential purposes (flats) and contain 3 or 4 independent living flats.	03
13	<b>Residential – Flats 5-6</b>	<u>Description</u> Properties used for multi residential purposes (flats) and contain 5 or 6 independent living flats_	03
14	<b>Residential – Flats 7+</b>	<u>Description</u> Properties used for multi residential purposes (flats) and contain 7 or more independent living flats_	03
15	<b>Residential Section 50</b>	<u>Description</u> Subdivider land which is subject to s 50 of the <i>Land Valuation Act 2010</i> .	72
16	<b>Rural Productive (Broadacre Sugar Cane)</b>	<u>Description</u> Properties which are used predominately for primary production Sugar Cane.	75
17	<b>Rural Productive (Other)</b>	<u>Description</u> Properties which are used predominately for primary production other than Sugar Cane	60, 61, 64, 65, 66, 67, 68, 69, 70, 71, 73, 74, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 93
18	<b>All Other Land</b>	All land which is not otherwise categorised.	
19	<b>Commercial - North of McClelland Road</b>	<u>Description</u> Properties in the localities of Cooya, Mossman and other localities to the north of Mossman (excluding those properties in Commercial Categories 20, 21, 22 and 23): (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
20	<b>Commercial – South of McClelland Road</b>	<p><u>Description</u> Properties in the localities of Port Douglas, Craiglie and other localities to the south of Craiglie (excluding those properties in Commercial Categories 19, 21, 22 and 23)</p> <p>(i) that are used, or capable of being used, for commercial/industrial purposes; or</p> <p>(ii) included as Commercial and Industry Planning Areas in 2018 Douglas Shire Planning Scheme Version 1.0.</p>	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
21	<b>Commercial - Not for Profit</b>	<p><u>Description</u> Properties used by not-for-profit recreation, sporting and community groups that receive a remission or rebate under Council's Rates Rebate – Not for Profit Entities Policy.</p>	
22	<b>Commercial - Marina</b>	<p><u>Description</u> Properties which are predominantly used or intended for use as a shopping centre, with a secondary use of a marina, which:</p> <p>(a) Have an area in excess of 1.5 ha; and</p> <p>(b) Contain a building or group of buildings comprising more than six shops.</p>	<p>12</p> <p><b>With a secondary land use of:</b></p> <p>20</p>
23	<b>Heavy Industry</b>	<p><u>Description</u> Properties that are used or have the potential to be used for a sugar mill or co-generation plant.</p>	35

## LAND USE CODES (LUC)

01	Vacant urban land;	48	Sports Clubs/Facilities;
02	Single unit dwelling - urban and rural;	49	Caravan Parks;
03	Multi Unit Dwelling (Flats)	50	Other Clubs Non-Business;
04	Large Homesite vacant;	51	Religious;
05	Large homesite - dwelling;	52	Cemeteries (including Crematoria);
06	Outbuildings;	55	Library;
07	Guest House/Private Hotel;	56	Showgrounds/Racecourses/Airfields;
08	Building Units;	57	Parks and Gardens;
09	Group Titles;	58	Educational - including Kindergartens;
10	Combined Multi Dwelling and Shops;	60	Sheep Grazing - Dry;
11	Shop - Single;	61	Sheep Breeding;
12	Shops group (more than 6 shops);	64	Cattle Grazing - Breeding;
13	Shopping group (2 to 6 shops);	65	Cattle Breeding and Fattening;
14	Shops - Main Retail;	66	Cattle Fattening;
15	Shops - Secondary Retail;	67	Goats;
16	Drive In Shopping Centre;	68	Milk - Quota;
17	Restaurant;	69	Milk - No Quota;
18	Special Tourist Attraction;	70	Cream;
19	Walkway;	71	Oil Seeds;
20	Marina;	72	Subdivider land subject to s 50 of the <i>Land Valuation Act 2010</i> .
21	Residential Institution (Non-medical centre);		
22	Car Park;	73	Grains;
23	Retail Warehouse;	74	Turf Farms;
24	Sales Area Outdoor;	75	Sugar Cane;
25	Professional Offices;	76	Tobacco;
26	Funeral Parlours;	77	Cotton;
27	Hospitals; Convalescent Homes (Medical Care) (Private);	78	Rice;
28	Warehouses and Bulk Stores;	79	Orchards;
29	Transport Terminal;	80	Tropical Fruits;
30	Service Station;	81	Pineapples;
31	Oil Depot and Refinery;	82	Vineyards;
32	Wharves;	83	Small Crops and Fodder Irrigated;
33	Builders Yard/Contractors Yard;	84	Small Crops Fodder Non-irrigated;
34	Cold Stores - Ice works;	85	Pigs;
35	General Industry;	86	Horses;
36	Light Industry;	87	Poultry;
37	Noxious/Offensive Industry;	88	Forestry and Logs;

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

## 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.*



## 4. REVENUE GENERAL POLICY

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### Purpose

To set out the principles used by Council in the 2025/26 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**

<b>Policy Name</b>	<b>Revenue General Policy</b>
<b>Policy Number</b>	4
<b>Policy Version</b>	11
<b>Document Number</b>	815033
<b>Endorsed by</b>	Chief Executive Officer
<b>Policy Type</b>	Statutory
<b>Approval Authority</b>	Council
<b>Date Adopted</b>	25/03/2025
<b>Time Period</b>	Annually
<b>Review Date</b>	01/02/2026
<b>Policy Department</b>	Finance and Corporate Services
<b>Link to Corporate Plan</b>	Robust Governance and Efficient Service Delivery
<b>Revoked/Superseded</b>	

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

## 7.10. 2026 PROCUREMENT GENERAL POLICY REVIEW

<b>REPORT AUTHOR</b>	Melinda Whytes
<b>MANAGER</b>	Interim Chief Financial Officer
<b>DEPARTMENT</b>	Corporate and Communities
<b>DATE</b>	31 March 2026

### RECOMMENDATION

**That Council adopts the revised Procurement General Policy**

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### EXECUTIVE SUMMARY

Council previously adopted the Procurement General Policy (policy) on 29 April 2025. This policy outlines the responsibilities of officers regarding procurement and sound contracting principles as required by legislation.

As stipulated in s104 of the *Local Government Act 2009* and s198 of the *Local Government Regulation 2012* this policy is required to be re-adopted by Council on an annual basis.

### REPORT

A review of the policy has been undertaken by staff and the policy is presented to Council for re-adoption.

There are two major changes that have been proposed in this review of the policy:

- Adoption to the procurement thresholds changes to the *Local Government Regulation 2012*, and
- An increase in the mandatory threshold for VendorPanel from \$10,000 to Large-sized contractual arrangements.

Other minor changes include:

- Local content preference reduced from 20% to 10%;
- Segregation of duties for Large-sized contractual arrangements;
- Introduction of a Procurement Plan for Large-sized contractual arrangements.

There have been other minor administrative changes to the document, including re-ordering of sections, to assist with improved understanding and implementation of the policy.

Proposed amendments to the Procurement General Policy were workshopped with Councillors on 17 March 2026.