

### 3.2. ADOPTION OF DIFFERENTIAL GENERAL RATES FOR FINANCIAL YEAR 2025-2026

**REPORT AUTHOR** Interim Chief Financial Officer

**MANAGER** General Manager TC Jasper Corporate and Communities

**DEPARTMENT** Corporate and Communities

#### RECOMMENDATION

That Council resolves to:

1. In accordance with s81 of the *Local Government Regulation 2012*, that the categories to which rateable land is categorised, the description of those categories and, in accordance with s81(4) and s81(5) of the *Local Government Regulation 2012*, the method by which land is to be identified and included in its appropriate category is as follows:

Category Number	Category Name	Description	Primary Land Use Applicable
1	Residential - Principal place of residence (PPR) - \$1 to \$695,000	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	Residential - Principal place of residence (PPR) - \$695,001 to \$1,300,000	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	Residential - Principal place of residence (PPR) - \$1,300,001 to \$2,000,000	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	Residential - Principal place of residence (PPR) – more than \$2,000,000	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

<b>Category Number</b>	<b>Category Name</b>	<b>Description</b>	<b>Primary Land Use Applicable</b>
<b>5</b>	<b>Residential – Non-Principal place of residence (NPPR) - \$1 to \$695,000</b>	<b>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.</b>	<b>01, 02, 04, 05, 06, 09, 94 Excluding properties in Commercial Categories 19 and 20</b>
<b>6</b>	<b>Residential – Non-Principal place of residence (NPPR) - \$695,001 to \$1,300,000</b>	<b>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.</b>	<b>01, 02, 04, 05, 06, 09, 94 Excluding properties in Commercial Categories 19 and 20</b>
<b>7</b>	<b>Residential – Non-Principal place of residence (NPPR) - \$1,300,001 to \$2,000,000</b>	<b>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.</b>	<b>01, 02, 04, 05, 06, 09, 94 Excluding properties in Commercial Categories 19 and 20</b>
<b>8</b>	<b>Residential – Non-Principal place of residence (NPPR) – more than \$2,000,000</b>	<b>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.</b>	<b>01, 02, 04, 05, 06, 09, 94 Excluding properties in Commercial Categories 19 and 20</b>
<b>9</b>	<b>Residential Building Units - Principal place of residence (PPR)</b>	<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.</b>	<b>08</b>
<b>10</b>	<b>Residential Building Units - Non-Principal place of residence (NPPR)</b>	<b>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.</b>	<b>08</b>

Category Number	Category Name	Description	Primary Land Use Applicable
11	Residential – Flats 2	Properties that are used for multi residential purposes (flats) and contain 2 independent living flats.	03
12	Residential – Flats 3-4	Properties used for multi residential purposes (flats) and contain 3 or 4 independent living flats.	03
13	Residential – Flats 5-6	Properties used for multi residential purposes (flats) and contain 5 or 6 independent living flats	03
14	Residential – Flats 7+	Properties used for multi residential purposes (flats) and contain 7 or more independent living flats	03
15	Residential Section 50	Subdivider land which is subject to s 50 of the <i>Land Valuation Act 2010</i> .	72
16	Rural Productive (Broadacre Sugar Cane)	Properties which are used predominately for primary production Sugar Cane	75
17	Rural Productive (Other)	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	All Other Land	All land which is not otherwise categorised.	

<b>Category Number</b>	<b>Category Name</b>	<b>Description</b>	<b>Primary Land Use Applicable</b>
<b>19</b>	<b>Commercial - North of McClelland Road</b>	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
<b>20</b>	<b>Commercial – South of McClelland Road</b>	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) (i) that are used, or capable of being used, for commercial/industrial purposes; or (ii) included as Commercial and Industry Planning Areas in 2018 Douglas Shire Planning Scheme Version 1.0.	01, 04, 06, 07, 08,09, 10, 11, 12,13,14, 15, 16, 17, 18;19, 20, 22, 23, 24,25, 26, 27, 28, 29, 30, 31, 32, 33, 34,35, 36, 37, 38, 39,40, 41, 42, 43, 44,45, 46, 47, 48, 49,50, 51, 52, 55, 56,57, 58, 72, 91, 92, 95, 96, 97, 99
<b>21</b>	<b>Commercial - Not for Profit</b>	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.	

Category Number	Category Name	Description	Primary Land Use Applicable
22	Commercial - Marina	Properties which are predominantly used or intended for use as a shopping centre, with a secondary use of a marina, which: (a) Have an area in excess of 1.5 ha; and (b) Contain a building or group of buildings comprising more than six shops.	12 With a secondary land use of: 20
23	Heavy Industry	Properties that are used or have the potential to be used for a sugar mill or co-generation plant.	35

**LAND USE CODES**

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

## 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.

**Principal Place of Residence for Building Units -** 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 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 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; or
- 3) not owned by a natural person, e.g., owned by a company, except where the ratepayer residing at the property as their principal place of residence is the company owner.
- 4) flats and other multiple tenement residential properties, even where the owner of the land resides in one of the flats or tenements.
2. To delegate to the Chief Executive Officer the power, in accordance with s81(4) and s81(5) of the *Local Government Regulation 2012*, to identify the rating category to which each parcel of rateable land belongs.
3. In accordance with s94 of the *Local Government Act 2009* and s80 of the *Local Government Regulation 2012*, that the differential general rate to be made and levied for each differential general rate category and, in accordance with s77 of the *Local Government Regulation 2012*, that the minimum general rate to be made and levied for each differential general rate category, is as follows:

Category	Rate in the Dollar		Minimum Differential General Rate
1 - Residential – PPR \$1 to \$695,000	.83383	cents in the dollar	\$1,319
2 - Residential – PPR \$695,001 to \$1,300,000	.66668	cents in the dollar	\$5,954
3 - Residential – PPR \$1,300,000 to \$2,000,000	.66613	cents in the dollar	\$8,884
4 - Residential – PPR more than \$2,000,000	.51618	cents in the dollar	\$13,414
5 - Residential – NPPR \$1 to \$695,000	.91674	cents in the dollar	\$1,638
6 - Residential – NPPR \$695,001 to \$1,300,000	.73267	cents in the dollar	\$6,759
7 - Residential – NPPR \$1,300,000 to \$2,000,000	.73199	cents in the dollar	\$10,076
8 - Residential – NPPR more than \$2,000,000	.57157	cents in the dollar	\$15,359
9 - Residential Units – PPR	.83943	cents in the dollar	\$1,319
10 - Residential Units – NPPR	1.14617	cents in the dollar	\$1,638
11 - Residential Flats 2	1.14585	cents in the dollar	\$1,995
12 - Residential Flats 3-4	1.14585	cents in the dollar	\$2,684
13 - Residential Flats 5-6	1.14585	cents in the dollar	\$3,394
14 - Residential Flats 7+	1.14585	cents in the dollar	\$4,109
15 - Residential – Section 50	.88400	cents in the dollar	Nil
16 - Rural Productive (Broadacre Sugar Cane)	1.37936	cents in the dollar	\$1,437
17 – Rural Productive (Other)	1.46618	cents in the dollar	\$1,437



Category	Rate in the Dollar		Minimum Differential General Rate
18 - All Other Land	.88400	cents in the dollar	\$1,437
19 - Commercial North	1.32103	cents in the dollar	\$1,652
20 - Commercial South	1.04238	cents in the dollar	\$1,652
21 - Commercial NFP	.85669	cents in the dollar	\$1,319
22 - Commercial Marina	4.55989	cents in the dollar	\$402,708
23 - Heavy Industry	1.39636	cents in the dollar	\$1,648

## EXECUTIVE SUMMARY

Council performed a review of the General Rates structure to ensure the model provides equity to ratepayers and to provide Council with support in determining its approach to general rates for the 2025-2026 budget.

Council undertook an extensive review and developed the proposed General Rates Model. Comparative information on differing approaches taken by other local governments in Queensland was considered.

The results of the review were workshopped with Councillors on 4 March, 22 April, 13 May and 20 May 2025. The report outlining the proposed amendments to the general rates model was drafted by Mead Perry Group.

In the 2025-2026 budget, for a property in residential rating category 1 “PPR \$1 to \$695,000”, the median increase for ratepayers is \$126 per year. For a property in residential rating category “NPPR \$1 to \$695,000”, the median rate increase for ratepayers is \$168 per year.

This report provides the recommended resolutions required in relation to the adoption of the Differential General Rates for the 2025-2026 financial year.

## CORPORATE/OPERATIONAL PLAN, POLICY REFERENCE

This report has been prepared in accordance with the following:

### Corporate Plan 2025-2030 Initiatives:

#### Theme 1 - Liveability

To deliver community activities to promote safe, healthy, inclusive and socially engaged communities with an environmental conscious.

*1.1 – Deliver community initiatives that support healthy, inclusive and socially engaged communities.*

#### Theme 2 - Prosperity

Council plans, builds and maintains the infrastructure required to improve our lifestyle and promote economic growth, working actively to support local businesses.

*2.2 – Support local business through local procurement.*

### 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.

#### COUNCIL'S ROLE

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

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

<b>Regulator</b>	Council has a number of statutory obligations detailed in numerous regulations and legislative Acts. Council also makes local laws to ensure that the Shire is well governed. In fulfilling its role as regulator, Council will utilise an outcomes-based approach that balances the needs of the community with social and natural justice.
<b>Service Provider</b>	Council provides many services to the community from roads and waste services to libraries and recreational facilities. Services evolve over time and it is the Council's mission to ensure that these services are appropriate, delivered efficiently, and designed with the customer at the centre.

#### CONSULTATION

**Internal:** Workshops with Councillors held 4 March, 22 April, 13 May and 20 May 2025.  
Finance Team, Rates Team, Executive Leadership Team.

**External:** Mead Perry Group

#### COMMUNITY ENGAGEMENT

This proposal will fall within the 'inform' category of Council's Community Engagement Framework.

#### ATTACHMENTS

Nil