

DOUGLAS SHIRE COUNCIL
NOTICE TO RATEPAYER PURSUANT TO SECTION 88 OF THE
LOCAL GOVERNMENT REGULATION 2012
CONCERNING DIFFERENTIAL GENERAL RATES

The Douglas Shire Council will levy Differential General Rates in accordance with s 94 of the *Local Government Act 2009* and s's 80 and 81 of the *Local Government Regulation 2012*, for the year ended 30th June 2024.

For the purpose of making and levying these rates there are twenty-two categories of rateable land. Those categories and the criteria the Council adopted for the purpose of such categorisation are shown in the schedule below. General rates will be assessed, subject to minimum general rates, at the rate in the dollar on the rateable value of land at the respective amounts shown for each of the twenty-two categories.

CATEGORY	RATING CATEGORIES	CRITERIA	PRIMARY LAND USE APPLICABLE	MINIMUM & RATE IN THE DOLLAR
1	Residential - Principal place of residence (PPR)	<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	Minimum \$1,162 Rate in the Dollar 0.72855
2	Residential - Principal place of residence (PPR)	<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	Minimum \$5,300 Rate in the Dollar 0.57176
3	Residential - Principal place of residence (PPR)	<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	Minimum \$7,755 Rate in the Dollar 0.55202
4	Residential - Principal place of residence (PPR)	<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	Minimum \$11,500 Rate in the Dollar 0.41560
5	Residential – Non-Principal place of residence (NPPR)	<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 18 and 19	Minimum \$1,362 Rate in the Dollar 0.76497
6	Residential – Non-Principal place of residence (NPPR)	<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 18 and 19	Minimum \$5,617 Rate in the Dollar 0.60035
7	Residential – Non-Principal place of residence (NPPR)	<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 18 and 19	Minimum \$8,297 Rate in the Dollar 0.57962
8	Residential – Non-Principal place of residence (NPPR)	<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 18 and 19	Minimum \$12,420 Rate in the Dollar 0.43638

CATEGORY	RATING CATEGORIES	CRITERIA	PRIMARY LAND USE APPLICABLE	MINIMUM & RATE IN THE DOLLAR
9	Residential Building Units - Principal place of residence (PPR)	<u>Description</u> Properties that are used for residential purposes and the unit lot is part of a Community Title Scheme, which is the principal place of residence of the owner/s.	08	Minimum \$1,162 Rate in the Dollar 0.77725
10	Residential Building Units - Non-Principal place of residence (NPPR)	<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	Minimum \$1,362 Rate in the Dollar 0.98274
11	Residential – Flats 2	<u>Description</u> Properties that are used for multi residential purposes (flats) and contain 2 independent living flats.	03	Minimum \$1,740 Rate in the Dollar 0.94393
12	Residential – Flats 3-4	<u>Description</u> Properties used for multi residential purposes (flats) and contain 3 or 4 independent living flats.	03	Minimum \$2,248 Rate in the Dollar 0.94393
13	Residential – Flats 5-6	<u>Description</u> Properties used for multi residential purposes (flats) and contain 5 or 6 independent living flats_	03	Minimum \$2,756 Rate in the Dollar 0.94393
14	Residential – Flats 7+	<u>Description</u> Properties used for multi residential purposes (flats) and contain 7 or more independent living flats_	03	Minimum \$3,343 Rate in the Dollar 0.94393
15	Residential Section 50	<u>Description</u> Subdivider land which is subject to s 50 of the <i>Land Valuation Act 2010</i> .	72	Minimum NIL Rate in the Dollar 0.76497
16	Rural Productive	<u>Description</u> Properties which are used predominately for primary production.	60, 61, 64, 65, 66, 67, 68, 69, 70, 71, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 93	Minimum \$1,266 Rate in the Dollar 1.29293
17	All Other Land	All land which is not otherwise categorised.		Minimum \$1,266 Rate in the Dollar 0.76497
18	Commercial - North of McClelland Road	<u>Description</u> Properties in the localities of Cooya, Mossman and other localities to the north of Mossman (excluding those properties in Commercial Categories 19, 20, 21 and 22): (i) that are used, or capable of being used, for commercial/industrial purposes; or (ii) included as Commercial and Industry Planning Areas in the 2018 Douglas Shire Planning Scheme Version 1.0.	01, 04, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18; 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 55, 56, 57, 58, 72, 91, 92, 95, 96, 97, 99	Minimum \$1,362 Rate in the Dollar 1.16493
19	Commercial – South of McClelland Road	<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 18, 20, 21 and 22) (i) that are used, or capable of being used, for commercial/industrial purposes; or (ii) included as Commercial and Industry Planning Areas in 2018 Douglas Shire Planning Scheme Version 1.0.	01, 04, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18; 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 55, 56, 57, 58, 72, 91, 92, 95, 96, 97, 99	Minimum \$1,362 Rate in the Dollar 0.87426

CATEGORY	RATING CATEGORIES	CRITERIA	PRIMARY LAND USE APPLICABLE	MINIMUM & RATE IN THE DOLLAR
20	Commercial - Not for Profit	<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.		Minimum \$1,162 Rate in the Dollar 0.75546
21	Commercial - Marina	<u>Description</u> Properties which are predominantly used or intended for use as a shopping centre, with a secondary use of a marina, which: (a) Have an area in excess of 1.5 ha; and (b) Contain a building or group of buildings comprising more than six shops.	12 With a secondary land use of: 20	Minimum \$348,483 Rate in the Dollar 3.94591
22	Heavy Industry - Sugar Mill	<u>Description</u> Properties that are used or have the potential to be used for a sugar mill or co-generation plant.	35	Minimum \$1,362 Rate in the Dollar 1.29293

LAND USE CODES (LUC)

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

DOUGLAS SHIRE COUNCIL – RATING CATEGORIES – GENERAL RATES
LAND USE CODES / DESCRIPTION

For each category specified, the particular uses described by the land use codes are examples, which are not necessarily exhaustive, of uses intended to be encompassed by a general land use description forming part of the criteria.

The category in which your property has been included is printed on the face of the rates notice. This category has been identified by the Douglas Shire Council. Terms used in the differential rating category criteria are defined in the Council's Revenue Statement.

IMPORTANT

You are further advised:

- a) if you consider that, as at the date of issue of the rate notice, your land should, having regard to the criteria adopted by the Douglas Shire Council, have been included in another of the categories listed in the notice you may object against the categorisation of your land by posting to or lodging with the Douglas Shire Council a notice of objection in the prescribed form by the due date of such notice issue. (Copies of this form are available at Douglas Shire Council's Office.)
- b) that the only grounds on which you may so object are that your land should, having regard to the criteria adopted by the Douglas Shire Council, have been included in some other category.
- c) that the posting to or lodging of an objection with the Douglas Shire Council shall not in the meantime interfere with or affect the levy and recovery of the rates referred to in the rate notice; and
- d) that where, by reason of the decision of the Douglas Shire Council (in consultation with the Department of Resources) on the objection the land is taken to have been included in another category as at the date of issue of the rate notice an adjustment of the amount of rates levied or, as the case may be, the amount of rates paid shall be made in accordance with the provisions of Section 91 of the *Local Government Regulation 2012*.
- e) Postal Address – The Chief Executive Officer, Douglas Shire Council, PO Box 723, Mossman QLD 4873
- f) If you are dissatisfied with the decision of the Chief Executive Officer an appeal may be filed with the Land Court.

ADDITIONAL INFORMATION

INTEREST ON OVERDUE RATES AND CHARGES

In accordance with s133 of the *Local Government Regulation 2012*, interest at the rate of eleven point six four percent (11.64%) per annum compounding daily is to be charged on all overdue rates or charges from the day the rates or charges become overdue or a later day decided by the local government.

PENSIONER REMISSION:

Ratepayers who are holders of an eligible Queensland Pensioner Concession Card or Veteran Affairs Gold Card and own a property within Douglas Shire, which is your principal place of residence, you may be entitled to State and Council funded remission on your Council rates. Please visit Council's website at www.douglas.qld.gov.au or contact our Customer Service centre on (07) 4099 9444 for more information.

EXPERIENCING FINANCIAL DIFFICULTY:

If you are finding it difficult to pay your rates by the due date, Council is willing to enter into a payment arrangement with you to pay your rates off in accordance with Council's Debt Recovery Policy. Interest will apply. Please contact Council's office on (07) 4099 9444

EMERGENCY MANAGEMENT LEVY:

Council is required to collect this levy on behalf of the State Government. For queries and information about the levy contact Queensland Fire and Emergency services on 137 468 or visit www.qfes.qld.gov.au

DEBT RECOVERY

If your rates are not paid and you do not contact Council to arrange a suitable repayment plan, or if your address is not updated which result in the non- payment of your rates, Council will refer your rates debt to its Debt Recovery Specialist, which may result in legal charges being applied.