



DIFFERENTIAL RATING

The Cassowary Coast Regional Council at the Budget Meeting held on 10th August 2009, resolved that a system of differential general rating be applied to all the rateable land in the Shire for the year ending 30 June 2010, as provided by Section 963 of the Local Government Act 1993.

Council is required to raise sufficient revenue it considers appropriate to maintain general assets and provide services to the community including the costs of governance and administration of the Council. Council will use a system of differential general rating for 2009/10. Differential rating provides equity through recognising:

- a) Significant variation in valuations and level of rating in the same classes of land resulting from local government reform; and
- b) Likely inequitable distribution of the rate burden if only one general rate was adopted; and
- c) The level of services provided to that land and the cost of providing the services compared to the rate burden that would apply under a single general rate; and
- d) The use of land in so far as it relates to the extent of utilisation of Council's services; and
- e) Relative valuations as between different types of land.

The criteria by which land will be categorised will be by reference to the primary land use codes and valuations as adopted by the Department of Environment and Resource Management for formulating Local Government unimproved valuations.

TABLE OF RATING CATEGORIES

Residential

Category 1 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management does not exceed \$40,000.

Category 2 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management exceeds \$40,000 but does not exceed \$100,000.

Category 3 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management exceeds \$100,000 but does not exceed \$180,000.

Category 4 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management exceeds \$180,000 but does not exceed \$320,000.

Category 5 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management exceeds \$320,000 but does not exceed \$500,000

Category 6 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management exceeds \$500,000 but does not exceed \$700,000.

Category 7 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management exceeds \$700,000.

Criteria by which residential land is categorised: Land which has been identified by the Department of Environment and Resource Management by the land use codes as follows: 01 - Urban Land, Vacant 02 - Single Unit Dwelling, 04 - Large Home site, Vacant 05 - Large Home site, Dwelling 06 - Outbuilding, 08 - Building Units and 09 - Group Title (other than a lot on a plan created pursuant to the provisions of the Body Corporate and Community Management Act that is used for a non-residential purpose) not larger than 5 hectares, 72 Large Sub Division (levied on concessional valuation in accordance with Section 25 of the Valuation of Land Act 1944).

Residential Multi Unit

Category 8 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management does not exceed \$300,000.

Category 9 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management exceeds \$300,000.

Criteria by which residential multi unit land is categorised: Land which has been identified by the Department of Environment and Resource Management by the land use codes as follows: 03 Multi Unit Dwelling (flats).

Commercial

Category 10 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management does not exceed \$350,000.

Category 11 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management exceeds \$350,000.

Criteria by which commercial land is categorised: Land which has been identified by the Department of Environment and Resource Management by the land use codes as follows: 07 Guest house/private hotel, 08 Building Units, 09 Group Title (08 and 09 apply in these categories only when a lot on a plan created pursuant to the Body Corporate and Community Management Act is used for commercial purposes), 10 Combined Multi Dwelling & Shops, 11 Shop - single, 12 Shops - group (more than 6 shops), 13 Shopping Group (2 to 6 shops), 14 Shops - main retail (CBD), 15 Shops - Secondary Retail (fringe CBD and presence of service industry), 16 Drive-in Shopping Centre, 17 Restaurant, 18 Special Tourist attractions, 19 Walkway, 20 Marina, 21 Residential Institution (non-medical care), 22 Car Park, 23 Retail Warehouse, 24 Sales area outdoor, 25 Offices, 26 Funeral Parlours, 27 Hospitals, Convalescent Homes (medical care/private), 30 Service Station, 41 Child Care, 42 Hotel/tavern, 43 Motel, 44 Nurseries, 45 Theatres and Cinemas, 46 Drive-in Theatre, 47 Licensed Clubs, 48 Sports Clubs/Facilities, 49 Caravan Parks, 50 Other Clubs Non-business, 51 Religious, 52 Cemeteries, 53 Not allocated, 54 State Govt, 55 Library, 56 Showgrounds/Racecourses/Airfield, 57 Parks and Gardens, 58 Educational, 91 Transformers, 92 Defence Force establishments, 96 Public Hospital, 97 Welfare Homes/Institutions, 99 Community Protection Centre and the land is situated on the Australian mainland.

Industrial

Category 12 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management does not exceed \$300,000.

Category 13 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management exceeds \$300,000.

Criteria by which industrial land is categorised: Land which has been identified by the Department of Environment and Resource Management by the land use codes as follows: 28 - Warehouses and Bulk Stores, 29 - Transport Terminal, 31 - Oil Depots and Refineries, 32 - Wharves, 33 - Builders Yard/Contractors Yard, 34 Cold Stores - ice works, 35 - General Industry, 36 - Light Industry, 37 - Noxious/Offensive Industry, 38 - Advertising - Hoarding, 39 - Harbour Industries and 40 - Extractive but exclude land used for sugar milling, harbour industries greater than 5 hectares and associated processes.

Rural

Category 14 -Primary production - land meeting the criteria described below which is situated within the Northern Region.

Criteria by which rural (Northern region) land is categorised: Land which has been identified by the Department of Environment and Resource Management by the land use codes as follows: 60 - Sheep Grazing-Dry, 61 - Sheep Breeding, 62 Not allocated, 63 Not allocated, 64 - Cattle Grazing/Breeding, 65 - Cattle Breeding/Fattening, 66 - Cattle Fattening, 67 -Goats, 68 - Dairy Cattle (Quota Milk), 69 - Dairy Cattle (Non Quota Milk), 70 - Cream, 71 - Oil Seeds, 73 - Grains, 74 - Turf Farms, 75 - Sugar Cane, 76 - Tobacco, 77 - Cotton, 78 - Rice, 79 - Orchards, 80 - Tropical Fruits, 81 - Pineapple, 82 - Vineyards, 83 - Small Crops and Fodder Irrigated, 84 - Small Crops Fodder Non -irrigated, 85 - Pigs, 86 - Horses, 87 - Poultry, 89 - Animals Special and 93 - Peanuts.

Category 15- Grazing- solely - land meeting the criteria described below which is situated within the Southern Region.

Criteria by which rural (Southern region) grazing solely land is categorised: Land which has been identified by the Department of Environment and Resource Management by the land use codes as follows: 64 - Cattle Grazing/Breeding, 65 - Cattle Breeding/Fattening, 66 - Cattle Fattening together with Secondary Codes not in the range of 60 to 89

Category 16 -Farming general land meeting the criteria described below which is situated within the Southern Region.

Criteria by which rural (Southern region) farming general land is categorised: Land which has been identified by the Department of Environment and Resource Management by the land use codes as follows: 64 - Cattle Grazing/Breeding, 65 - Cattle Breeding/Fattening, 66 - Cattle Fattening (together with Secondary Codes in the range of 60 to 89) and Land to which Codes 60 - Sheep Grazing-Dry, 61 - Sheep Breeding, , 62 Not allocated, 63 Not allocated, 67 -Goats, 68 - Dairy Cattle (Quota Milk), 69 - Dairy Cattle (Non Quota Milk), 70 - Cream, 71 - Oil Seeds, 73 - Grains, 74 - Turf Farms, 75 - Sugar Cane, 76 - Tobacco, 77 - Cotton, 78 - Rice, 79 - Orchards, 80 - Tropical Fruits, 81 - Pineapple, 82 - Vineyards, 83 - Small Crops and Fodder Irrigated, 84 - Small Crops Fodder Non -irrigated, 85 - Pigs, 86 - Horses, 87 - Poultry, 89 - Animals Special and 93 - Peanuts.

Category 17- Forestry - land meeting the criteria described below.

Criteria by which forestry land is categorised: Land which has been identified by the Department of Environment and Resource Management by the land use codes as follows: 88 - Forestry and Logs

Other

Category 18 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management does not exceed \$300,000.

Category 19 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management exceeds \$300,000.

Criteria by which other land is categorised: Land which has not been included in Categories 1 to 17, Categories 20 to 24 and Categories 94 and 95.

Island Resorts

Category 20 - land meeting the criteria described below.

Criteria by which island resorts land is categorised: Land which has been identified by the Department of Environment and Resource Management by the land use codes as follows: 18 - Special Tourist Attraction, 42 - Hotel/Tavern and 43 - Motel of the and Use Codes apply and where the land is not situated on the Australian mainland.

Major Shopping Centres

Category 21 - land meeting the criteria described below.

Criteria by which major shopping centres land is categorised: Land which has been identified by the Department of Environment and Resource Management by the land use codes as follows: 13 Shopping Group (2 to 6 shops), 14 Shops - main retail (CBD), 15 Shops - Secondary Retail (fringe CBD and presence of service industry), 16 Drive-in Shopping Centre of the Land Use Codes and in which the anchor tenants are a variety of department store/s and/or large grocery supermarket/s with major on-site parking facilities and/or a multitude of shops/offices combined with major on-site parking facilities.

Sugar Mills

Category 22 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management does not exceed \$600,000.

Category 23 - land meeting the criteria described below where the unimproved valuation of that land last determined by the Department of Environment and Resource Management exceeds \$600,000.

Criteria by which sugar mills land is categorised: Land which has been identified by the Department of Environment and Resource Management by the land use codes as follows: 35 - General Industry (but more particularly, part of the land owned by Tully Sugar Limited the real property description of which is Lot 2 on RP738164 and balance of Lot 2 on SP181149 in the County of Cardwell, Parish of Rockingham and land owned by Bundaberg Sugar Ltd the real property description of which is Lot 1 on NR800920, Lot 7 on NR800919 and Lot 31 on SP186139 in the County of Nares, Parish of Johnstone and Lot 2 on RP800948 in the County of Nares, Parish of Mourilyan.

Harbour Industries

Category 24 - land meeting the criteria described below.

Criteria by which ports corporation land is categorised: Land greater than 5 hectares used for the purpose of bulk sugar terminal and transportation and which has been identified by the Department of Environment and Resource Management by the land use code as follows: 39 - Harbour Industries.

OBJECTION TO CATEGORISATION

By virtue of the provisions of Section 983 of the Local Government Act 1993, you are hereby notified as follows:

- the category in which your land is included was identified by the Cassowary Coast Regional Council on the basis of criteria adopted by the Council;
- you may object to the categorisation of the land by giving to Council a notice of objection in the prescribed form (copies of which are available at the Council Office) within 30 days after the date of issue of the rate notice;
- the only ground on which you may object is that, having regard to the criteria determined by Council for categorising rateable land, your land should have been included, as at the date of issue of the rate notice, in another of the categories specified in the Table of Land Categories;
- the giving of a notice of objection will not, in the meantime, affect the levy and recovery of the rates specified in the rate notice; and
- if, because of objection made, your land is included in another category, as at the date of issue of the rate notice, an adjustment of rates will be made.

THE CATEGORY OF YOUR PROPERTY IS SHOWN ON THE FRONT OF YOUR RATE NOTICE

DIFFERENTIAL GENERAL RATES

Category	Cents in Dollar	Minimum Charge	Category	Cents in Dollar	Minimum Charge
Category 1	2.6500	\$875.00	Category 13	1.8000	\$7200.00
Category 2	1.4500	\$1060.00	Category 14	4.6000	\$875.00
Category 3	1.0900	\$1450.00	Category 15	3.2000	\$875.00
Category 4	0.9000	\$1962.00	Category 16	4.3000	\$875.00
Category 5	0.7300	\$2888.00	Category 17	5.5900	\$875.00
Category 6	0.7000	\$3650.00	Category 18	1.5100	\$1312.00
Category 7	0.6500	\$4900.00	Category 19	1.2000	\$4524.00
Category 8	1.4000	\$1312.00	Category 20	2.7000	\$5600.00
Category 9	0.9000	\$4200.00	Category 21	3.5000	\$8100.00
Category 10	2.0400	\$1312.00	Category 22	25.9000	\$94325.00
Category 11	1.6100	\$7192.00	Category 23	17.6000	\$128370.00
Category 12	2.4000	\$1312.00	Category 24	11.0000	\$69795.00

DISCOUNT: Council has determined that a discount of fifteen percent (15%) will apply to general rates only if paid in full within thirty days after the date of issue of the rate notice subject to all overdue rates and charges including interest thereon being paid in full and such payment is received at the Council Office on or before the close of business on the last day of the discount period as set out on the rates assessment notice.

INTEREST: Council will charge compound interest at the rate of 11% per annum, calculated on daily rests, on all overdue rates and charges. Where Overdue Rates (Arrears) and/or interest are brought forward on the rate notice, additional interest will be payable at the time of payment.

STATE FIRE LEVY

This is a Government charge and Council acts as a collection agent only. No discount is available. The State Government Fire Levy is levied for the full year and is included in the rate notice issued for the first moiety levy of rates.

SEWERAGE CHARGES – INNISFAIL

Single unit residences, each flat in a flat building and each residential unit in plans created pursuant to the provisions of the Body Corporate and Community Management Act	1st Pedestal, Pan Washer or Urinal (per annum) - \$606.70 Others (per annum) – Nil
All properties not otherwise listed in this Schedule (including buildings not connected to the scheme, but in respect of which the Council is prepared to accept sewerage)	1st Pedestal, Pan Washer or Urinal (per annum) - \$606.70 Others (per annum) - \$436.82
Vacant Land	Per allotment - \$508.46

SEWERAGE CHARGES – MISSION BEACH

Single unit residences, each flat in a flat building and each residential unit in plans created pursuant to the provisions of the Body Corporate and Community Management Act	1st Pedestal, Pan Washer or Urinal (per annum) - \$594.34 Others (per annum) – Nil
All properties not otherwise listed in this Schedule (including buildings not connected to the scheme, but in respect of which the Council is prepared to accept sewerage)	1st Pedestal, Pan Washer or Urinal (per annum) - \$594.34 Others (per annum) - \$455.28
Vacant Land	Per allotment - \$356.62

SEWERAGE CHARGES – TULLY

Single unit residences and residential units in plans created pursuant to provisions of the Body Corporate and Community Management Act	1st Pedestal, Pan Washer or Urinal (per annum) - \$475.00 Others (per annum) – Nil
All connections not otherwise listed in this Schedule (including buildings not connected to the scheme, but in respect of which the Council is prepared to accept sewerage)	1st Pedestal, Pan Washer or Urinal (per annum) - \$475.00 Others (per annum) - \$400.60
Government Departments, State Schools, QAS, QFS, Public Hospital, Local Govt. (including buildings not Connected to the scheme but in respect of which Council is prepared to accept sewerage)	1st Pedestal, Pan Washer or Urinal (per annum) - \$566.60 Others (per annum) - \$492.60
Vacant Land	Per allotment - \$400.60

SEPARATE CHARGES

SPECIAL CHARGES

Roads Levy (Northern region)	\$140.00	Flying Fish Point Rock Wall	\$1000.00
Waste Management Levy (Northern region)	\$163.32	Kinjun Road Construction Scheme	various
Environmental Levy (Southern region)	\$102.96	Rural Fire Brigade Levy Bilyana and Murray Upper	\$25.00 per assessment

GARBAGE COLLECTION

North Garbage Separated (owner/occupier has separated wet and dry garbage into the relevant bins)	\$276.76 per service
North Garbage Unseparated (owner/occupier has not separated wet and dry garbage into the relevant bins)	\$349.38 per service
South Domestic Garbage (per Dwelling, Flat, Residential Strata Unit Title Unit etc) – one service per week	\$238.92 per bin
South Commercial – 1 service per week	\$238.92 per bin
South Commercial – 2 services per week	\$477.84 per bin
South Commercial – 3 services per week	\$716.78 per bin
South Industrial – Farm Service (Chemical/Poison Drum Collection)	\$87.24

WATER - NORTHERN REGION		WATER – SOUTHERN REGION	
Meter – 20mm	\$378.00	Water rate per unit	\$36.06
Meter – 25mm	\$567.00	Basic Water Allowance	60KI per water unit
Meter – 32mm	\$945.00		
Meter – 40mm	\$1134.00	EXCESS WATER – SOUTHERN REGION	
Meter – 50mm	\$1512.00	Use greater than 60KI and up to 100KI per water unit	\$0.65/KI
Meter – 80mm	\$4536.00	Use greater than 100KI per water unit	\$1.08/KI
Meter – 100mm	\$7398.00		
Meter – 150mm	\$9450.00		
Unconnected water	\$378.00		
Water Consumption - less than 550KI	\$0.65/KI		
Water Consumption - greater than 550KI	\$1.30/KI		

SOUTHERN REGION - Schedule of Units	
Church Office	5
Bank, Barracks, Bulkstore, Dwelling, Each Residential unit created pursuant to Body Corporate and Community Management Act, Hall, Harvester Shed, Implement Shed, Sanitary Depot, Shop, Warehouse, Office (as Sole Improvement), Shop, Warehouse, Child Care Centre, Kindergarten, vacant land (per allotment)	10
Flat Building (Not Strata Title) – 1 st Flat	10
- each additional flat	8
Fuel Service Station, Restaurant/Café, Automatic Telephone Exchange, Bakery, Garage, Harvester Washing Point, Immunising Plant, Panel Beating Works, School (per 100 pupils)	15
Workshop – (as sole improvement)	15
- other	10
Boarding House, Butchery, Cool Storage Depot, Transport Terminal, Aged Persons Home, Bowling Club, Country Club, Nursing Home	20
Laundry-Commercial, Market Garden, Commercial Plant Nursery, Slaughter Yard, Banana Processing Factory	30
Hostel	20
- additional per bed	2
Caravan and Tourist Park – up to 10 sites	50
- each additional site	3
- each cabin & relocatable home	5
Concrete Batching Plant – Division 1 & 2	120
- Division 3	40
Sewerage Treatment Works	100
Motel – up to 10 units	100
- each additional Motel Unit	7
Fire Station – Tully	50
- Elsewhere	30
Retirement Village (per dwelling/unit)	5
Railway Station – Tully	120
Railway Station – Cardwell	110
Railway Station – Kennedy	60
Hotel – Tully	160
Hotel – Cardwell & Beaches	125
Hotel – Rural	85
Hospital	200
Sawmill	40
Sugar Mill	300
Building not specified	TBA*

* TBA = To be assessed

CONTACTING COUNCIL

Postal: PO Box 887, Innisfail Qld 4860.
 Office Location: 70 Rankin Street, Innisfail or 38-40 Bryant Street, Innisfail
 Telephone: 07 40302222
 Facsimile: 07 4061 4258
 Email: enquiries@cassowarycoast.qld.gov.au
 Website: www.cassowarycoast.qld.gov.au