

Summary of Changes for this Financial Years Budget

Changes to Rating Strategies: Each year Council, as a part of its annual budget preparations, will review and consider changes and impacts that are affecting the general rates. In 2022 the Cassowary Coast Region underwent a property revaluation with an average valuation increase of 17.68% across the region. This saw Council needing to do considerable analysis of impacts which allowed for further deliberation of new categories and rating strategies. As a result, a number of changes have been introduced for the 2022/2023 financial year with most categories being impacted by these changes.

These changes include but are not limited to the following:

- Adjust the residential bandings to better reflect the new valuations. Retain the five banding categories, with new bandings as follows:
 - a) <\$85,000
 - b) \$85,000-\$124,999
 - c) \$125,000-\$199,999
 - d) \$200,000-\$349,999
 - e) \$350,000+
- As a result of the new bandings coupled with the new valuations, the differentials between the residential categories have been adjusted. The differential rates in the higher valuation bands has a lower rate-in-the-dollar than category 1, the base rate. This means that category 2 differential rate is 75% of the rate-in-the-dollar of category 1. The difference between all rate-in-the-dollars is as follows:
 - a) Category 1 – 100%
 - b) Category 2 – 75%
 - c) Category 3 – 65%
 - d) Category 4 – 60%
 - e) Category 5 – 55%
- Establish a Non-Owner Occupier group of residential categories, 1A, 2A, 3A, 4A & 5A structured the same as the residential categories. The base rate in the dollar is 5% higher than the residential rate in the dollar and minimum general rates.
- New rating category, Category 9A – Commercial Land – Vacant. This category will contain properties that are vacant land within the business, business fringe, central business or local business precincts as defined in the Cassowary Coast Planning Scheme 2015.
- New rating category, Category 10A – Industrial Land – Vacant. This category will contain properties that are vacant land within the Industry local plan precincts as defined in the Cassowary Coast Planning Scheme 2015.
- Continue to align the Commercial and Industrial Rate Categories rate in the dollars in the 2022/2023 and 2023/2024 budgets. This change was identified and recommended as part of the 2016 Rating Reference Group report.
- Continue to decrease the overall contribution of the primary production category which has decreased to 28.2% total gross rates. This change was identified and recommended as part of the 2016 Rating Reference Group report.

*For all changes made relating to the 2022/2023 financial year's budget, please refer to Council's budget document which is located on Councils website: <https://www.cassowarycoast.qld.gov.au/our-council/publications/budget-2022-23>

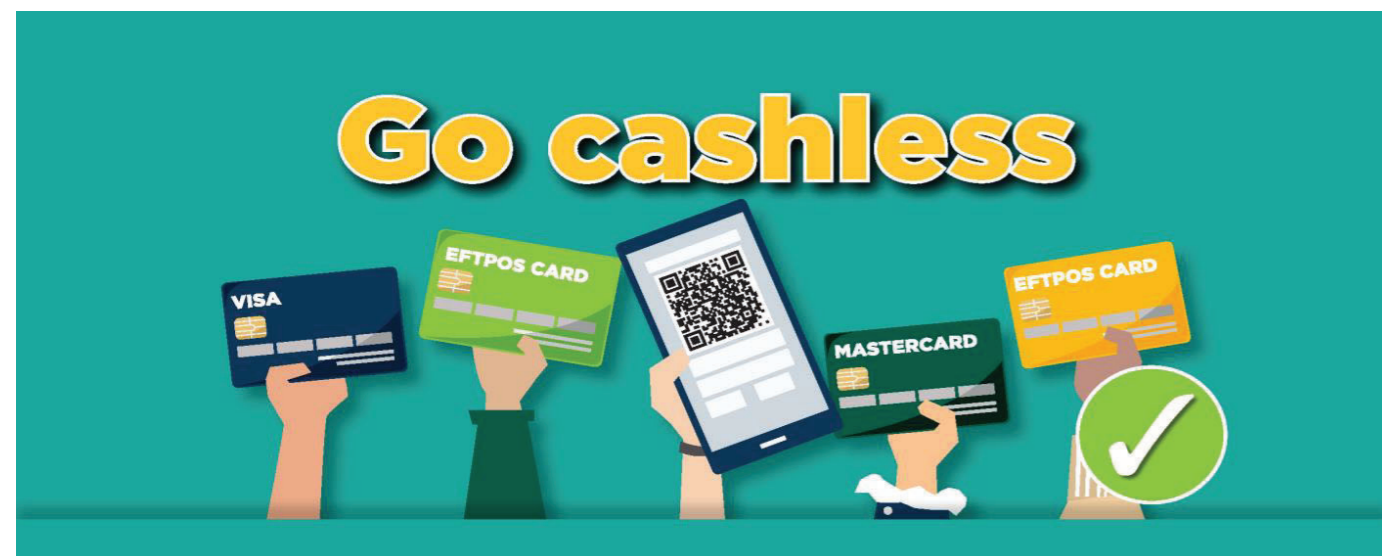
CASSOWARY COAST REGIONAL COUNCIL HAVE GONE CASHLESS

From **1 July 2022**, Cassowary Coast Regional Council is cashless. This means we will no longer accept any cash or cheque payments at Council facilities*. You will still be able to pay using EFTPOS, Visa, Mastercard and Amex. For other payment options, please refer to the back of your rate notice.

Please note: Council does **not** charge merchant fees therefore you will not be charged a fee when you make payment to Council by Visa, Mastercard, or Amex.

Residents can pay rates with cash by visiting their nearest Australia Post outlet with their rate notice.

Please visit Councils website for further information: <https://www.cassowarycoast.qld.gov.au/go-cashless>



*Waste Transfer Stations will still accept cash payments

Rating Category Statement - 2022/2023

The Cassowary Coast Regional Council at the Budget Meeting held on 29 June 2022, resolved that a system of differential general rating be applied to all the rateable land in the Region for the year ending 30 June 2023, as provided by the Local Government Regulation 2012 and the Local Government Act 2009. 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. For the 2022/2023 financial year, Council will include rateable land in twenty-nine (29) rating categories.

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

DIFFERENTIAL GENERAL RATES

Category	Description	Identification (Guidance only)	Rate in Dollar	Minimum General Rate (Annual)	
1	Residential - RV <\$85,000	Land used, or capable of being used, for residential purposes with a total land area of less than 5ha and a rateable value (RV) of less than \$85,000, except land included in category 1A, 6-8 or 20-22.	Land with the following land use codes: 02, 05, 06, 08 and 09, or as otherwise identified by the CEO.	0.01913000	\$1,171
1A	Residential – Not Principal Place of Residence RV <\$85,000	Land used, or capable of being used, for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of less than 5ha and a rateable value (RV) of less than \$85,000, except land included in category 6-8 or 20-22.	Land with the following land use codes: 01, 02, 04, 05, 06, 08, 09 and 72 or as otherwise identified by the CEO.	0.02008650	\$1,230
2	Residential RV \$85,000 – \$124,999	Land used, or capable of being used, for residential purposes with a total land area of less than 5ha and a rateable value (RV) of between \$85,000 and \$124,999, except land included in category 2A, 6-8 or 20-22.	Land with the following land use codes: 02, 05, 06, 08 and 09, or as otherwise identified by the CEO.	0.01434750	\$1,626
2A	Residential – Not Principal Place of Residence RV \$85,000 – \$124,999	Land used, or capable of being used, for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of less than 5ha and a rateable value (RV) of between \$85,000 and \$124,999, except land included in category 6-8 or 20-22.	Land with the following land use codes: 01, 02, 04, 05, 06, 08, 09 and 72 or as otherwise identified by the CEO.	0.01506488	\$1,707
3	Residential - RV \$125,000 - \$199,999	Land used, or capable of being used, for residential purposes with a total land area of less than 5ha and a rateable value (RV) of between \$125,000 - \$199,999, except land included in category 3A, 6-8 or 20-22.	Land with the following land use codes: 02, 05, 06, 08 and 09, or as otherwise identified by the CEO.	0.01243450	\$1,793
3A	Residential – Not Principal Place of Residence RV \$125,000 - \$199,999	Land used, or capable of being used, for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of less than 5ha and a rateable value (RV) of between \$125,000 and \$199,999, except land included in category 6-8 or 20-22.	Land with the following land use codes: 01, 02, 04, 05, 06, 08, 09 and 72 or as otherwise identified by the CEO.	0.01305623	\$1,883
4	Residential - RV \$200,000 - \$349,999	Land used, or capable of being used, for residential purposes with a total land area of less than 5ha and a rateable value (RV) of between \$200,000 - \$349,999, except land included in category 4A, 6-8 or 20-22.	Land with the following land use codes: 02, 05, 06, 08 and 09, or as otherwise identified by the CEO.	0.01147800	\$2,487
4A	Residential – Not Principal Place of Residence RV \$200,000 - \$349,999	Land used, or capable of being used, for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of less than 5ha and a rateable value (RV) of between \$200,000 and \$349,999, except land included in category 6-8 or 20-22.	Land with the following land use codes: 01, 02, 04, 05, 06, 08, 09 and 72 or as otherwise identified by the CEO.	0.01205190	\$2,611
5	Residential – RV > \$349,999	Land used, or capable of being used, for residential purposes with a total land area of less than 5ha and a rateable value (RV) greater than \$349,999, except land included in category 5A, 6-8 or 20-22.	Land with the following land use codes: 02, 05, 06, 08 and 09, or as otherwise identified by the CEO.	0.01052150	\$4,017
5A	Residential – Not Principal Place of Residence RV > \$349,999	Land used, or capable of being used, for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of less than 5ha and a rateable value (RV) greater than \$349,999, except land included in category 6-8 or 20-22.	Land with the following land use codes: 01, 02, 04, 05, 06, 08, 09 and 72 or as otherwise identified by the CEO.	0.01104758	\$4,218

IMPORTANT

By virtue of the provisions of section 88 of the *Local Government Regulation 2012* you are hereby notified as follows:

- (a) If you consider that as at the date of the issue of the Notice, your Land should, having regard to the description adopted by the Council, have been included in another of the Categories listed in this brochure, you may object against the categorisation of your land by posting to or lodging with the Cassowary Coast Regional Council, PO Box 887, Innisfail, 4860, a **Notice of Objection Against Categorisation** form within thirty (30) days of the date of issue of the Rate Notice (copies of the Form are available at Council's Offices listed below or on Council's website).
- (b) 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, Differential General Rates.
- (c) The posting to or lodging of a Notice of Objection with the Council shall not in the meantime interfere with or affect the levy and recovery of the Rates referred to in this Rate Notice.
- (d) If, because of your Notice of Objection, the land is included in another Category, an adjustment of the amount of Rates levied or, as the case may be, the amount of Rates paid shall be made.
- (e) The Category in which your land is included was identified by Cassowary Coast Regional Council.

DISCOUNT: Council has determined that a discount of five percent (5%) will apply to the general rate only if paid in full within thirty (30) 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 8.17% 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.

PENSION RATE CONCESSION: Ratepayers who are holders of a Queensland Pension Concession card or the DVA Gold Card may be entitled to a State Government Pensioner Rate Subsidy and/or a Council Pensioner Rate Remission. Application forms and conditions are available from Council or by following the link on Council's website – www.cassowarycoast.qld.gov.au/pensioners
Pensioners who have previously made applications for a State Government Pensioner Rate Rebate, and/or Council's Pensioner Rate Remission, have had these concessions deducted from the rates payable.

PAYMENT OPTIONS: Refer to the back of your notice in regards to the payment options available.

DIRECT DEBIT REQUEST: Contact Council in regards to a "Direct Debit Request" to arrange for funds to be debited from your nominated account from your financial institution on a regular basis. Application forms and conditions are available from Council or by following the link on Council's website – www.cassowarycoast.qld.gov.au/payment-options
Please note that this is a payment method and **not** a payment arrangement.

CHANGE OF POSTAL ADDRESS: Notification of Change of postal details **must** be lodged in writing. Alternatively, a **Change of Address Form** is available from Council or by following the link on Council's website – www.cassowarycoast.qld.gov.au/change-of-address1

Ratepayers that receive more than one rate notice must advise Council of **all properties** that the change will affect.



RECEIVE YOUR RATE NOTICE ELECTRONICALLY:

Help us create a more sustainable future, and sign up to receive your rate notice(s) electronically via email. To have future rates notices emailed, you can:

1. Register online at ccrc.enotices.com.au quoting your unique Reference Number as shown on the front of your rate notice; or
2. Register for Bpay View - Log into your internet banking and request the rate notices to be emailed via your financial institution.

PAYMENT ARRANGEMENTS: Council offers property owners who are unable to pay their rates by the due date an option to enter into an agreed payment arrangement. When a ratepayer contacts Council they may be eligible for either:

Formal Arrangement: This type of arrangement is only available when outstanding rates and charges relate to the current period. This arrangement requires the gross rates to be paid prior to the end of the rating period. While the arrangement is in place, no interest will be charged.

General Arrangement: This type of arrangement has no restriction on the balance of rates outstanding and is agreed to by Council on a case-by-case basis. Interest will accrue at 8.17% p.a. compounded daily.

Both arrangements while in place will not be subject to recovery action. For more information please contact the Council's Rates Team on 1300 763 903.

PRIVACY ACT: The Cassowary Coast Regional Council respects your privacy. Personal information contained on this notice was collected in accordance with the Information Privacy Act 2009 guidelines and is used only by Council staff for the purpose of issuing rates notices and other associated requirements. You have the right to access and amend the personal information held by Council about you at any time.

REFUNDS OR TRANSFER OF FUNDS ADMINISTRATION

FEE: To request a refund of money in credit, or a transfer of credit or transfer of funds incorrectly processed by the ratepayer, the property owner will not be charged a fee for their **first** incorrect payment, however an administration fee will be payable for any additional incorrect payments made.

CONTACT COUNCIL:

Email: enquiries@cassowarycoast.qld.gov.au
Office Location: 70 Rankin Street, Innisfail or 38-40 Bryant Street, Tully or 4 Balliol Street, Cardwell
Postal: PO Box 887, Innisfail Qld 4860
Telephone: 1300 763 903 Facsimile: 07 4061 4258
Website: www.cassowarycoast.qld.gov.au

TRADE WASTE CHARGE

Access Fee: (per annum)	\$285.00
Volumetric Charge: Please contact Council for further information and charges relating to Trade Waste	

SEWERGE UTILITY CHARGE

Sewerage utility charges will be levied in the declared precincts of:

- Innisfail Sewerage Scheme
- Tully and Mission Beach Sewerage Scheme
- Port Hinchinbrook Sewerage Scheme

The Sewerage utility charge will be levied on all land whether vacant or occupied to which Council has or is prepared to provide sewerage services, and whether or not it is rateable land on the following basis:

- Vacant Allotments - Vacant charge per allotment
- Single Unit Dwelling - One residential charge
- Multi-Unit Dwelling - One residential charge per unit dwelling
- All other land uses - One Non-Residential charge for the first pedestal and an additional charge for each additional pedestal or urinal

SEWERAGE SCHEME – INNISFAIL

Residential: (per annum)	\$1,054.00
Non-Residential: 1st Pedestal, Pan Washer or Urinal (per annum)	\$1,054.00
Each additional Pedestal, Pan Washer or Urinal (per annum)*	\$875.00
Vacant Land: per allotment (per annum)	\$949.00

SEWERAGE SCHEME - MISSION BEACH AND TULLY

Residential: (per annum)	\$991.00
Non-Residential: 1st Pedestal, Pan Washer or Urinal (per annum)	\$991.00
Each additional Pedestal, Pan Washer or Urinal (per annum)*	\$823.00
Vacant Land: per allotment (per annum)	\$892.00

SEWERAGE SCHEME – PORT HINCHINBROOK

Residential: (per annum)	\$1250.00
Non-Residential: 1st Pedestal, Pan Washer or Urinal (per annum)	\$1250.00
Each additional Pedestal, Pan Washer or Urinal (per annum)*	\$1038.00
Vacant Land: per allotment (per annum)	\$1125.00

WASTE MANAGEMENT SERVICE CHARGE

All properties within the designated waste collection area as defined in the policy shall be charged a standard refuse collection service charge. Additional services are extra services which, by request, Council can provide to the property. All refuse collection services shall be charged per service.

WASTE MANAGEMENT CHARGES (per service, per annum)

Residential A: <i>This is the charge for the standard refuse collection service and allows for a 140/120L wet waste bin collected weekly and a 240L dry waste bin collected fortnightly</i>	\$365.00
Residential C: <i>This is the charge for the standard refuse collection service and allows for a 240L wet waste bin collected weekly</i>	\$415.00
	Council Charge
	Inclusive of State Waste Levy
Non-Residential A: <i>This is the charge for the standard refuse collection service and allows for a 140/120L wet waste bin collected weekly and a 240L dry waste bin collected fortnightly</i>	\$365.00
Non-Residential C: <i>This is the charge for the standard refuse collection service and allows for a 240L wet waste bin collected weekly</i>	\$415.00

ADDITIONAL COLLECTION SERVICES (per service, per annum)

Additional Dry Waste A: <i>This is an additional 240L dry waste bin collected on the same day as the standard dry waste bin</i>	\$77.00
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WASTE MANAGEMENT CHARGES FOR MULTIPLE SERVICES PER WEEK (per service, per annum)

	Council Charge	Inclusive of State Waste Levy
Non-Residential A2: <i>This is a Non-Residential A Service that is collected two times per week</i>	\$730.00	\$1,087.00
Non-Residential A3: <i>This is a Non-Residential A Service that is collected three times per week</i>	\$1,095.00	\$1,630.00
Non-Residential C2: <i>This is a Non-Residential C Service that is collected two times per week</i>	\$830.00	\$1,159.00
Non-Residential C3: <i>This is a Non-Residential C Service that is collected three times per week</i>	\$1,245.00	\$1,739.00
	Council Charge	
Additional Dry Waste A2: <i>This is an Additional Dry Waste A Service that is collected two times per week</i>		\$154.00
Additional Dry Waste A3: <i>This is an Additional Dry Waste A Service that is collected three times per week</i>		\$231.00

Category	Description	Identification (Guidance only)	Rate in Dollar	Minimum General Rate (Annual)	
6	Residential – Multi Units (2-3)	Land used for two or three residential premises including, for example, detached houses, attached or detached townhouses, building units, flats, guest houses, and manufactured but movable homes (not being caravans).	Land with land use code 03 and as otherwise identified by the CEO.	0.01434750	\$1,757
7	Residential – Multi Units (4-5)	Land used for four or five residential premises including, for example, detached houses, attached or detached townhouses, building units, flats, guest houses, and manufactured but movable homes (not being caravans).	Land with land use code 03 and as otherwise identified by the CEO.	0.01434750	\$3,513
8	Residential Multi Units (6-7)	Land used for six or seven residential premises including, for example, detached houses, attached or detached townhouses, building units, flats, guest houses, and manufactured but movable homes (not being caravans).	Land with land use code 03 and as otherwise identified by the CEO.	0.01434750	\$4,918
9	Commercial & Other	Land located on the Australian mainland used for any of the following purposes:- (a) commercial purposes, other than land which is included in category 13; (b) tourism attraction or facility; (c) marina; (d) car park; (e) hospital or convalescent home; (f) child care facility; (g) tourism accommodation, including a motel, hotel or other facility; (h) caravan park; (i) manufactured homes; (j) electricity transformer; (k) welfare home or institution; or (l) defence force establishment.	Land with the following land uses codes: 07-27, 30, 41-47, 49, 91-92, 96-97 and 99 and as otherwise identified by the CEO.	0.02175570	\$1,757
9A	Commercial Vacant	Vacant land that is designated by Council's Planning Scheme, as follows: <u>Township Zone</u> Innisfail and Tully Local Plan • Central Business Precinct • Business Fringe Precinct • Business Precinct Mission Beach Local Plan • Business Precinct • Local Business Precinct Cardwell Local Plan • Business Precinct Villages Local Plan • Local Business Precinct	Land with the following land use codes: 01, 04, 08, 09, 72 and as otherwise identified by the CEO.	0.01709510	\$1,493
10	Industrial	Land used for industrial purposes, except land included in category 10A, 14 or 15.	Land with the following land use codes: 28-29, 31-40 and as otherwise identified by the CEO.	0.01994494	\$1,757
10A	Industrial Vacant	Vacant land that is designated by Council's Planning Scheme, as follows: <u>Township Zone</u> Innisfail, Mission Beach, Tully, Cardwell and Villages Local Plan • Industry Precinct	Land with the following land use codes: 01, 04, 08, 09, 72 and as otherwise identified by the CEO.	0.01709510	\$1,493
11	Primary Production	Land used for agricultural and/or primary production purposes.	Land with the following land use codes: 60-71, 73-89 and 93 and as otherwise identified by the CEO.	0.02655517	\$1,171
12	Special Uses	Land used for any of the following purposes:- (a) sporting club; (b) sporting facility; (c) religious, including a place of worship; (d) cemetery; (e) library; (f) showground; (g) racecourse; (h) airfield; (i) parks and gardens; and (j) education, including a place of instruction.	Land with the following land use codes: 48, 50-59 and as otherwise identified by the CEO.	0.01740456	\$1,757

Category	Description	Identification (Guidance only)	Rate in Dollar	Minimum General Rate (Annual)	
13	Major Shopping Centre	Land used for commercial purposes where it is occupied or tenanted by:- (a) one or more department stores; or (b) a large grocery supermarket with major on-site parking facilities; or (c) a multitude of shops/offices with major on-site parking facilities.	Land with the following land use codes: 12-16 and as otherwise identified by the CEO.	0.03807248	\$17,570
14	Sugar Mills	Land used for the purposes of sugar milling and any purpose ancillary to, associated with, or connected with sugar milling.	Land with land use code 35 and as otherwise identified by the CEO.	0.15228990	\$182,046
15	Other	Land which is not otherwise categorised.	As identified by the CEO.	0.01406490	\$1,757
16	Island Resorts - A	Land situated on Dunk Island, used for, or approved for use for, the purposes of tourist accommodation or a tourist facility/attraction.	Land with the following land use codes: 18, 42 and 43 and as otherwise identified by the CEO.	0.04351140	\$1,757
17	Island Resorts – B	Land situated on Bedarra Island or Hinchinbrook Island, used for, or approved for use for, the purposes of tourist accommodation or a tourist facility/attraction.	Land with the following land use codes: 18, 42 and 43 and as otherwise identified by the CEO.	0.02175570	\$1,757
18	Harbour Industries – A	Land used, as part of a harbour, for the purposes of a bulk terminal and/or bulk transportation other than land included within category 19.	Land with land use code 39 and as otherwise identified by the CEO.	0.10877850	\$1,757
19	Harbour Industries - B	Land used, as part of a harbour, for the purposes of a bulk terminal and/or bulk transportation for mineral resources and related products.	Land with land use code 39 and as otherwise identified by the CEO.	0.05438925	\$1,757
20	Residential – Multi Units (8-9)	Land used for eight or nine residential premises including, for example, detached houses, attached or detached townhouses, building units, flats, guest houses, and manufactured but movable homes (not being caravans).	Land with land use code 03 and as otherwise identified by the CEO.	0.01434750	\$6,558
21	Residential – Multi Units (10-11)	Land used for ten or eleven residential premises including, for example, detached houses, attached or detached townhouses, building units, flats, guest houses, and manufactured but movable homes (not being caravans).	Land with land use code 03 and as otherwise identified by the CEO.	0.01434750	\$8,197
22	Residential Multi Units (12+)	Land used for twelve or more residential premises including, for example, detached houses, attached or detached townhouses, building units, flats, guest houses, and manufactured but movable homes (not being caravans).	Land with land use code 03 and as otherwise identified by the CEO.	0.01434750	\$9,836

SEPARATE CHARGES AND SPECIAL CHARGES

Transport Infrastructure Levy (per annum) <i>Council will levy a separate charge on all rateable land in the Region for the purpose of transport infrastructure facilities including local road renewal, road resealing, footpath/bikeway construction and maintenance of transport infrastructure.</i>	\$150.00
Environmental Management Levy Charge (per annum) <i>The Environmental Management Services to which the levy will be utilised include: Planning and Environmental Services including Planning Services and Strategic Planning; Natural Resource Management including Pest Management, Coastal Management, Walking Tracks, and River Management; Environmental Management including nuisance management and environmental protection; and Waste Management including Management of historical landfill sites, Management of Waste Transfer Stations, and Waste reduction education.</i>	\$222.00
Bilyana, Mena Creek & Kennedy Rural Fire Brigade Levy (per Assessment, per annum)	\$20.00
Cowley Beach & Murray Upper Rural Fire Brigade Levy (per Assessment, per annum)	\$25.00

WATER CONSUMPTION CHARGES

Water Consumption - less than or equal to 425KL	\$1.04/KL
Water Consumption - more than 425KL	\$1.95/KL

WATER UTILITY CHARGE

A water access charge will be levied on all land whether vacant (but not including agricultural land without a dwelling) or occupied to which Council does, or is prepared to supply water.

WATER CONNECTION CHARGES (per service, per annum)

Meter - 20mm	\$505.00
Meter - 25mm	\$757.00
Meter - 32mm	\$1,262.00
Meter - 40mm	\$1,515.00
Meter - 50mm	\$2,020.00
Meter - 80mm	\$6,058.00
Meter - 100mm	\$10,096.00
Meter - 150mm	\$12,620.00
Unconnected water	\$505.00
Access Charge: All lots which do not have a Council meter that are connected to Council water supply (excludes Body Corporate Common Property)	\$505.00