

Rating Category Statement - 2024/2025

The Cassowary Coast Regional Council at the Budget Meeting held on 26 June 2024, resolved that a system of differential general rating be applied to all the rateable land in the Region for the year ending 30 June 2025, 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 2024/2025 financial year, Council will include rateable land in thirty-seven (37) rating categories.

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.	0.02104061	\$1,289
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.	0.02209264	\$1,353
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.	0.01578046	\$1,789
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.	0.01656948	\$1,878
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.	0.01367640	\$1,973
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.	0.01436022	\$2,072
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.	0.01262437	\$2,736
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.	0.01325558	\$2,873
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.	0.01157234	\$4,419
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.	0.01215095	\$4,640
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.	0.01578046	\$1,998
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.	0.01578046	\$3,996

Category		Description	Identification (Guidance only)	Rate in Dollar	Minimum General Rate (Annual)
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.	0.01578046	\$5,801
9	Commercial & Other	Land located on the Australian mainland used for any of the following purposes: - commercial purposes, other than land which is included in category 13, 23 & 24; tourism attraction or facility; marina; car park; hospital or convalescent home; child care facility; manufactured homes; welfare home or institution; or defence force establishment.	Land with the following land uses codes: 07-27, 30, 41, 44-47, 92, 96-97 and 99 and as otherwise identified by the CEO.	0.02392856	\$1,932
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.	0.02392856	\$1,932
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.	0.02193694	\$1,932
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.	0.02193694	\$1,932
11	Primary Production	Land used for agricultural and/or primary production purposes, except land included in category 25, 26, 27, 28 or 29.	Land with the following land use codes: 60-71, 73-89 and 93 and as otherwise identified by the CEO.	0.02920737	\$1,289
12	Special Uses	Land used for any of the following purposes:- sporting club; sporting facility; religious, including a place of worship; cemetery; library; showground; racecourse; airfield; parks and gardens; and education, including a place of instruction.	Land with the following land use codes: 48, 50-59 and as otherwise identified by the CEO.	0.01914284	\$1,932
13	Major Shopping Centre	Land used for commercial purposes where it is occupied or tenanted by:- one or more department stores; or a large grocery supermarket with major on-site parking facilities; or 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.	0.04486903	\$20,708
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.	0.17884202	\$200,228
15	Other	Land used, or capable of being used, for residential purposes, with a total land area of =>5ha, except land included in category 15A	Land with the following land use codes: 05, 06, 95 and as otherwise identified by the CEO.	0.01546963	\$1,932
15A	Other - Not Principal Place of Residence	Land that is either: - 1. 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 =>5ha; or 2. Not otherwise categorised.	Land with the following land use codes: 04, 05, 06, 08, 09, 94, 95 and as otherwise identified by the CEO.	0.01624311	\$2,029
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.	0.04785710	\$1,932
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.	0.02392856	\$1,932
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.	0.12624706	\$1,932
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.	0.07178567	\$1,932

Category		Description	Identification (Guidance only)	Rate in Dollar	Minimum General Rate (Annual)
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.	0.01578046	\$7,734
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.	0.01578046	\$9,668
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.	0.01578046	\$11,601
23	Accommodation/ Hotel/Tavern	Land used for hotels, motels, and other accommodation facilities, except land included in category 16 & 17.	Land with land use codes 42, 43, 49 plus 08 and 09 where applicable, and as otherwise identified by the CEO.	0.02392856	\$1,932
24	Transformers	Land used, or intended to be used, in whole or in part, for the purposes of transformers, electricity substations, communication facilities and telephone exchanges.	Land with land use code 91 and as otherwise identified by the CEO.	0.02920737	\$1,932
25	Primary Production – Sugar Cane	Land used for the purposes of growing sugar cane.	Land with land use code 75 and as otherwise identified by the CEO.	0.02920737	\$1,289
26	Primary Production – Livestock	Land used for the purposes of livestock.	Land with land use codes 60-70, 85-87 and as otherwise identified by the CEO.	0.02920737	\$1,289
27	Primary Production – Horticulture	Land used for the purposes of horticulture.	Land with land use codes 71, 73-74, 76-84, 93 and as otherwise identified by the CEO.	0.02920737	\$1,289
28	Primary Production – Forestry and Logging	Land used for the purposes of forestry and logging.	Land with land use code 88 and as otherwise identified by the CEO.	0.02920737	\$1,289
29	Primary Production - Aquaculture	Land used for the purpose of aquaculture.	Land with land use code 89 and as otherwise identified by the CEO.	0.02920737	\$1,289

Separate Charges & Special Charges

Transport Infrastructure Levy (per annum)	\$178.00
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

Waste Charges (per service, per annum)

Residential A: Standard service 1x 140/120L wet waste collected weekly & 1x 240L dry waste collected fortnightly	\$451.00
Residential C: Standard service 1x 240L wet waste bin collected weekly	\$512.00
Additional Dry Waste A: Additional 240L dry waste bin collected on the same day as the standard dry waste bin	\$95.00
	Council Charge
Non-Residential A: Standard service 1x 140/120L wet waste collected weekly & 1x 240L dry waste collected fortnightly	\$451.00
Non-Residential C: Standard service 1x 240L wet waste bin collected weekly	\$512.00
Non-Residential A2: Non-Residential A Service that is collected two times per week	\$902.00
Non-Residential A3: Non-Residential A Service that is collected three times per week	\$1,353.00
Non-Residential C2: Non-Residential C Service that is collected two times per week	\$1,024.00
Non-Residential C3: Non-Residential C Service that is collected three times per week	\$1,536.00
	Inclusive of State Waste Levy
Additional Dry Waste A2: This is an Additional Dry Waste A Service that is collected two times per week	\$190.00
Additional Dry Waste A3: This is an Additional Dry Waste A Service that is collected three times per week	\$285.00
Waste Infrastructure Utility Charge (per assessment, per annum)	
Waste Infrastructure Utility Charge (per annum)	\$219.00

Trade Waste Charge

Access Fee: (per annum)	\$315.00
Volumetric Charge: Please contact Council for further information and charges relating to Trade Waste	

Water Consumption Charges (per KL) & Water Connection Charges (per service, per annum)	
Water Consumption - less than or equal to 425KL	\$1.18/KL
Water Consumption - more than 425KL	\$2.22/KL
Meter - 20mm	\$575.00
Meter - 25mm	\$861.00
Meter - 32mm	\$1,437.00
Meter - 40mm	\$1,725.00
Meter - 50mm	\$2,299.00
Meter - 80mm	\$6,897.00
Meter - 100mm	\$11,495.00
Meter - 150mm	\$14,368.00
Unconnected water	\$575.00
Access Charge: All lots which do not have a Council meter that are connected to Council water supply (excludes Body Corporate Common Property)	\$575.00

Sewerage Charges (per annum)	
Innisfail: Residential	\$1,126.00
Non-Residential 1st Pedestal, Pan Washer, or Urinal	\$1,126.00
Each additional Pedestal, Pan Washer, or Urinal	\$935.00
Vacant Land per allotment	\$1,014.00
Tully/Mission Bch: Residential	\$1,058.00
Non-Residential 1st Pedestal, Pan Washer, or Urinal	\$1,058.00
Each additional Pedestal, Pan Washer, or Urinal	\$879.00
Vacant Land per allotment	\$953.00
Port Hinchinbrook: Residential	\$3,237.00
Non-Residential 1st Pedestal, Pan Washer, or Urinal	\$3,237.00
Each additional Pedestal, Pan Washer, or Urinal	\$2,689.00
Vacant Land per allotment	\$2,915.00

IMPORTANT

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

- 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).
- 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.
- 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.
- 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.
- 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 12.35% 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/rates/rates-forms

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 regard to the payment options available.

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/rates/rates-forms
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 Register online at cassowarycoast.ezybill.com.au

PAYMENT ARRANGEMENTS: Council offer property owners who are unable to pay their rates by the due date an option to enter into an agreed payment arrangement. Please contact Council for more information.

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 rate notices and other associated requirements. You have the right to access and amend the personal information held by Council about you at any time.

CONTACT COUNCIL:

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