

DIFFERENTIAL RATING

The Hinchinbrook Shire Council at its Budget Meeting held on 13 July 2021, resolved that a system of differential rating be applied to all the rateable land in the Shire for the year ending 30 June 2022, as provided by the Local Government Act 2009 and Local Government Regulation 2012.

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 rating for 2021-2022. Differential rating provides equity through recognising:

- Significant variation in valuations and level of rating in the same classes of land resulting from the revaluation of the Shire for local government area;
- 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;
- The use of land in so far as it relates to the extent of utilisation of Council's services; and
- Relative valuations as between different types of land.

The Council has identified on the rate notice the category in which your land is included. The following are the various categories, which have been adopted by Council.

CATEGORY (section 81)	DESCRIPTION (section 81)	IDENTIFICATION (sections 81(4) and 81(5))	RATE IN THE \$	MINIMUM GENERAL RATE (\$)	LIMIT (cap)
1. Residential A	Land used, or capable of being used for purpose of a single residential dwelling, which has a rating valuation between \$0 and \$19,999.	Land having the land use codes of 01, 02, 04, 05, 06, 08, 09 or 72.	0.040026	641.96	No Limit
2. Residential B	Land used, or capable of being used for purpose of a single residential dwelling, which has a rating valuation between \$20,000 and \$76,999.	Land having the land use codes of 01, 02, 04, 05, 06, 08, 09 or 72.	0.016052	1,039.98	No Limit
3. Residential C	Land used, or capable of being used for purpose of a single residential dwelling, which has a rating valuation greater than \$77,000.	Land having the land use codes of 01, 02, 04, 05, 06, 08, 09 or 72.	0.012864	1,225.60	No Limit
4. Multi Unit Residential A	Land used, or capable of being used, for the purpose of multiple residential units (2 or 3 flats).	Land having the land use code of 03.	0.014299	1,350.86	No Limit
5. Multi Unit Residential B	Land used, or capable of being used, for the purpose of multiple residential units (4 or 5 flats).	Land having the land use code of 03.	0.017794	1,708.16	No Limit
6. Multi Unit Residential C	Land used, or capable of being used, for the purpose of multiple residential units (6 or more flats).	Land having the land use code of 03.	0.020213	1,963.50	No Limit
7. Community Purposes	Land used for community purposes, including as a sports club or facility, cemetery, library, educational facility, religious institution, showground, racecourse, airfield, park, garden or for Commonwealth, State or local government purposes.	Land having the land use codes of 48, 50-59, 96, 97 or 99.	0.012054	1,382.02	No Limit
8. Commercial A	Land used for commercial purposes, which has a rating valuation of less than \$1,250,000 other than land included in category 10.	"Land having the land use codes of 01, 04, 07, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 30, 41, 42, 43, 44, 45, 46, 47, 49, 91 or 92."	0.019034	1,355.68	No Limit
9. Commercial B	Land used for commercial purposes, which has a rating valuation greater than or equal to \$1,250,000 other than land included in category 10.	"Land having the land use codes of 01, 04, 07, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 30, 41, 42, 43, 44, 45, 46, 47, 49, 91 or 92."	0.009789	13,305.74	No Limit
10. Drive-In Shopping Centre	Land used for the purposes of a shopping centre with a gross floor area greater than 3,500 sq. metres.	Land having the land use code of 16.	0.023134	15,892.64	No Limit
11. Industrial	Land used for industrial purposes other than land included in category 12, 14 and 15.	"Land having the land use codes of 01, 04, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40."	0.018993	1,408.66	No Limit
12. Quarries	Land used for the purpose of extractive industries or quarrying licensed for more than 5,000 tonnes of material other than land included in category 11.	Land having the land use code of 40.	0.034399	6,801.30	No Limit
13. Island Land	Land located on Pelorus Island or Orpheus Island.		0.021699	1,382.02	No Limit
14. Harbour Industries	Land used for the purpose of harbour industries including a bulk sugar terminal with a land area greater than 5 hectares.	Land having the land use code of 39.	0.054387	53,403.54	No Limit
15. Sugar Mills	Land used for the purposes of sugar milling operations.	Land having the land use code of 35.	0.109685	106,801.72	No Limit
18. Sugar Cane and Forestry	Land used for the purposes of growing sugar cane, or for forestry or logging.	Land having the land use code of 75 or 88.	0.032610	1,379.56	10%



25 Lannercost Street INGHAM QLD 4850



PO Box 366 INGHAM QLD 4850



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HinchinbrookShireCouncil

ABN 46 291 971 168

CATEGORY (section 81)	DESCRIPTION (section 81)	IDENTIFICATION (sections 81(4) and 81(5))	RATE IN THE \$	MINIMUM GENERAL RATE (\$)	LIMIT (cap)
19. Other Rural Land	Land used for rural purposes, other than land included in category 18.	"Land having the land use codes of 60, 61, 64, 65, 66, 67, 68, 69, 70, 71, 73, 74, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 89, 90, 93, 94, 95."	0.010629	1,446.90	No Limit
20. Other Land	Land not included in any of the above categories		0.010629	1,446.90	No Limit

LAND USE CODES

01	Vacant Urban Land	26	Funeral Parlours	51	Religious	78	Rice
02	Single Unit Dwelling	27	Hospitals, conv, homes (Medical care) (Private)	52	Cemeteries	79	Orchards
03	Multi Unit Dwelling (Flats)	28	Warehouse & Bulk Stores	53	Commonwealth Government	80	Tropical Fruits
04	Large Home Site-Vac	29	Transport Terminal	54	State Government [excludes a GOC]	81	Pineapples
05	Large Home Site - Dwg	30	Service Station	55	Library	82	Vineyards
06	Outbuildings	31	Oil Depot & Refinery	56	Showground, Racecourse, Airfield	83	Small Crops & Fodder Irrig
07	Guest House/Private Hotel	32	Wharves	57	Parks, Gardens	84	Small Crops & Fodder Non Irrig
08	Building Units - Primary use only	33	Builders yard, contractors	58	Educational include K/garten	85	Pigs
09	Group Title - Primary use only	34	Cold Stores - Ice Works	59	Local Government	86	Horses
10	Comb. Multi Dwelling & Shops	35	General Industry	60	Sheep Grazing - Dry	87	Poultry
11	Shop Single	36	Light Industry	61	Sheep Breeding	88	Forestry & Logs
12	Shops - group (more than 6 shops)	37	Noxious/Offensive Industry	64	Breeding	89	Animal Special
13	Shopping group (2 to 6 shops)	38	Advertising-Hoarding	65	Breeding & Fattening	90	Stratum
14	Shops - Main Retail (Central Business District)	39	Harbour Industries	66	Fattening	91	Transformers
15	Shops - Second Retail (Fringe central business presence of service ind)	40	Extractive	67	Goats	92	Defence Force Estab
16	Drive in shopping centre	41	Child care ex k/garten	68	Milk - Quota	93	Peanuts
17	Restaurant	42	Hotel/Tavern	69	Milk - No Quota	94	Vacant Rural Land (Excl 01 & 04)
18	Special Tourist Attraction	43	Motel	70	Cream	95	Reservoir, dam, bores
19	Walkway	44	Nurseries (Plants)	71	Oil Seed	96	Public Hospital
20	Marina	45	Theatres Cinemas	72	Section 25 Vain	97	Welfare Home/Institution
21	Residential Institution (Non Medical care)	46	Drive-in Theatre	73	Grains	98	Concessional Unit [Sec 17 Valuation of Land Act 1944]
22	Car Parks	47	Licensed Club	74	Turf Farms	99	Community Protection Centre
23	Retail Warehouse	48	Sports Clubs/Facilities	75	Sugar Cane		
24	Sales area outdoor (Dealers, boats, cars etc)	49	Caravan Park	76	Tobacco		
25	Professional Offices	50	Other Clubs (Non Business)	77	Cotton		

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

IMPORTANT

By virtue of the provisions of Section 89 of the Local Government Regulation 2012, you are hereby notified as follows:

- Your land has been categorised by the Council and if you consider that as at the date of the issue of this Notice, your land should, having regard to the criteria adopted by Council, have been included in another of the categories listed in this statement you may object to Council against the categorisation of this land by posting or lodging with the Chief Executive Officer, PO Box 366, INGHAM QLD 4850, a Notice of Objection in the prescribed form within thirty (30) days of this date;
- That the only ground on which you may so object is that your land should, having regard to the criteria adopted by Council, have been included in some other Category;
- That the posting to or lodging of an objection with Council shall not in the meantime interfere with or affect the levy and recovery of the Rates referred to in this Rate Notice; and
- That where the objection is allowed and the land is taken to have been included in that Category claimed by the objector as at the date of issue of this Rate Notice an adjustment of the amount of Rates levied or, as the case may be, the amount of Rates paid shall be made.

LIMITATION ON INCREASES IN RATES AND CHARGES

As identified in LIMIT on the Differential Rating table, Council has decided to apply capping to all Cane/Forestry lands which ensures that land categorised as Category 18 as at 1 July 2021 will not exceed the amount of general rates levied for the property for the previous year plus a percentage increase resolved by Council. This is subject to a minimum rate for each category and the provisions set out below.

Provisions for capping of general rates

- Capping will apply to any land categorised as Cane/Forestry Category 18. The concession is not available retrospectively and will only apply from the beginning of a financial year.
- Land which is sold during 2021-22 is not eligible for capping in 2022-23. Capping is then re-applied during 2023-24.
- Capping does not apply in the year, or the following financial year, where the land use is changed from an 'uncapped' category to a 'capped' category.

CLEANSING CHARGES (ALL CLEANSING AREAS)

Rateable Land - \$245.30 per annum for provision of a 240 litre Mobile Garbage Bin (MGB) of a domestic waste collection service per week and a 240 litre MGB recyclable waste collection service per fortnight.

Non-Rateable Land - 1st service - \$402.20 per annum for provision of a 240 litre MGB of a domestic waste collection service per week and a 240 litre MGB recyclable waste collection service per fortnight.

Additional services - \$245.80 per annum for provision of 240 litre MGB of a domestic waste collection service per week and a 240 litre MGB recyclable waste collection service per fortnight.

Additional Services - An additional weekly 240 litre domestic waste collection service only will be provided at a charge of \$194.80 per annum. An additional fortnightly 240 litre recyclable waste collection service will be provided at a charge of \$51.00 per annum.

WASTE MANAGEMENT LEVY

\$156.40 per annum levied on all rateable assessments. This charge is to assist Council to manage refuse tips including remediation costs, refuse transfer stations, green waste processing and the attendant environmental considerations implemented to meet environmental licensing and control standards.

WATER CHARGES (ALL AREAS)

Water will be assessed on the following basis:-

A Consumption Charge of \$1.05 per kilolitre levied on the metered water consumption for all properties in the supply area, with a minimum charge of \$5 per meter.

Water meters are read twice per year in October/November/December (half year reading) and May/June (end of year reading).

The charge for consumption shall be payable in addition to the water base charge.

The Water Base Charge Component of \$382.80 per annum shall be levied as follows:

Each separate Parcel of Land without a water connection in the supply area	One Base Charge for each separate parcel of land
Multiple residential uses for which there are not separately metered connections	One Base Charge for each separate residential use
20 mm Meter	1.0 multiplied by the Base Charge
25 mm Meter	1.5 multiplied by the Base Charge
32 mm Meter	2.5 multiplied by the Base Charge
40 mm Meter	4.0 multiplied by the Base Charge
50 mm Meter	6.5 multiplied by the Base Charge
80 mm Meter	17.0 multiplied by the Base Charge
100 mm Meter	26.0 multiplied by the Base Charge
150 mm Meter	59.0 multiplied by the Base Charge

SEWERAGE CHARGES

The Sewerage Charge is levied on a unit basis and is priced to recover the costs of constructing, operating, maintaining and managing the sewered areas of the Shire. The amount of the Sewerage Unit Charge of \$112.14 per unit, per annum assessed with the following scale, applies to particular premises provided with sewerage or the Council is agreeable to accept sewerage from such premises.

SEWERAGE UNIT SCALE

Aged Persons Complex - per bed.....	2
Ambulance Station Complex	30
Caravan Park.....	22
Canossa Home.....	168
Child Day Care Centre /Kindergarten/Respite Centre	14
Church / Hall or Welfare Club.....	6
Closed Processing Plant	20
Court House	30
Dwelling House.....	7
Fire Station Complex.....	30
Flats - each	7
Forestry Administration Centre.....	30
Hall (AAFC Cadets)	10
Hospital	200
Hotel/Tavern.....	60
Hotel Accommodation/Backpackers per room	0.5
Ingham TAFE/Library Complex.....	75
Licensed Social Club.....	32
Licensed Sporting Club	22
Licensed Nightclub.....	32
Lucinda Wanderers Holiday Park.....	74
Medical Centre.....	28
Motel	
Small (Rooms < 10)	20
Medium (Rooms 10 - 25)	60
Large (Rooms > 25).....	70
Multi-tenancy Premises - per shop/office.....	7
Nurses Quarters Complex	60
Police Station Complex.....	30
Processing/Packaging Plant.....	50
Rooming House.....	9
Railway	30
Recreation / Sporting Club.....	10
Restaurant.....	14
Racecourse.....	13
Sawmill	

Small.....	22
Large.....	44
School	
less than 30 pupils.....	25
30 to less than 100 pupils.....	50
100 to less than 400 pupils.....	75
400 or greater than pupils.....	100
Self contained Single Bed-Room Accommodation Unit.....	5
Shop or Office.....	7
Service Station.....	10
Supermarket	
Medium.....	20
Large.....	60
Theatre.....	22
Use not otherwise listed.....	7
Vacant lot of land.....	5

RATE REBATE AND CONCESSIONS

Pensioners

A rate subsidy is available for approved pensioners as follows:

State Government and Council both grant a subsidy/concession of 20% with a maximum of \$200 per annum which means a total of 40% up to an annual maximum of \$400 off your general rates. Full particulars of the State Government and Council Subsidy Scheme may be obtained from the Revenue Team.

Pensioner Concession Application forms can be found on Council's website: www.hinchinbrook.qld.gov.au.

Not for Profit Community Organisations

Not for Profit Community Organisations may be entitled to a Rate Concession. Application forms and conditions regarding the remission are available from the Revenue Team or can be found on Council's website: www.hinchinbrook.qld.gov.au.

INTEREST CHARGE

It is Council's policy to ensure that the interest of ratepayers are protected by discouraging the avoidance of responsibility for payment of rates and charges when due. To this end, Council will impose interest on rates and charges from the day they become overdue.

The rate of interest to be charged on overdue rates and charges shall be 8.03% compound interest charged at daily rests. The interest rate will be the maximum rate prescribed in the Local Government Regulation 2012.

PERIODIC PAYMENTS

In Arrears

Council will allow landowners who are unable to pay their rates by the due date to enter into an arrangement to make periodic payment in arrears following the levy of the rates and charges. Such arrangements should be submitted on the application form "Pay Rates By Periodic Payments" and addressed to the Chief Executive Officer or you can discuss your options with Council's Revenue Team by phoning 07 4776 4623.

In Advance

Landowners can make periodic payments in advance of the levy of the rates and charges.

RATE RECOVERY

Council's "Rate Recovery Policy" provides details of Council's position regarding overdue rates and charges.

ISSUE OF NOTICES

Notices for the 2021-22 financial year will be issued six monthly.

TIME WITHIN WHICH RATES MUST BE PAID

Rates and charges must be paid by the Due Date, with the Due date being 30 September 2021 and 31 March 2022.

QUEENSLAND STATE GOVERNMENT EMERGENCY MANAGEMENT - FIRE AND RESCUE LEVY

The Emergency Management, Fire and Rescue Levy is a Queensland State Government levy. Hinchinbrook Shire Council acts as a collection agent only. State Government subsidy is available to Approved Pensioners. Further information is available on the Queensland Fire and Emergency

Services website www.qfes.qld.gov.au

CONSTRUCTION OF BROWN LANE SPECIAL RATE

Council will levy a \$2,000 special rate per annum to three (3) benefited landowners described as Lot 11 SP288756, Lot 1110 SP272679 and Lot 12 I22433 over 20 financial years to repay capital costs for the construction of a new service road. This Special Charge will cease 2036-37.

RURAL FIRE BRIGADE SPECIAL CHARGE

The special charge is levied on rateable lands serviced by the rural fire brigades listed below. This is for the purpose of providing these voluntary service brigades with the financial resources to acquire and maintain fire fighting equipment. For any enquiries regarding this special charge, please contact the Rural Fire Service on 07 4796 9003.

Location	Annual Charge
Crystal Creek	\$0
Bambaroo	\$30
Seymour	\$40
Stone River	\$30
Toobanna	\$20

PAYMENTS

Details of options for payment are included on the rate notice.

Agencies – Council uses Agencies BPAY, BPOINT and Australia Post.

By Mail – Payments received through the post.

Cash payments – Cash payments only will be rounded to the nearest 5 cents.

Direct debit – Council offers direct debit agreements to suit your circumstances with regular payments being debited to your nominated bank account at set regular times. Contact the Council's Revenue Team to discuss entering into a direct debit agreement.

Payments in Advance - Council accepts payments in advance towards future rates and charges. Payments may be made at any time for any value. Interest is not payable on any credit balances held.

CHANGE OF ADDRESS

Please notify Council in writing of any change of address.

COUNCIL CONTACTS

General Enquiries	
Office hours (8:30am to 5:00pm)	
Telephone (8:30am to 5:00pm)	07 4776 4600
Facsimile	07 4776 3233
Mayor/CEO Office	07 4776 4602
Financial Services	
Rates & charges owing to Council and Property enquiries	07 4776 4623

✉ council@hinchinbrook.qld.gov.au

✉ PO Box 366 INGHAM QLD 4850

📍 Council Office - 25 Lannercost St, INGHAM QLD 4850

📍 Council Depot – Martin St, INGHAM QLD 4850