

# RATES BENCHMARKING SNAPSHOT

## Summary

This benchmarking snapshot analyses rate and utilities charges, discounts and other data from 12 Councils across Queensland, including Townsville.

It's important to highlight that comparing Townsville's rates with those of local governments in other states involves numerous variables. For a more accurate comparison, this snapshot focuses on other large local government areas within Queensland with 2026/27 budget information available at the time this snapshot was developed.

Townsville ratepayers receive a combined notice twice a year that includes both their rate and utilities charges. To facilitate an equitable comparison, we have consolidated and examined the total rate and utilities charges from all councils as an annual total.

Townsville City Council's 2026/27 rate and utilities charges place Townsville ratepayers below the average cost of rate and utilities across Queensland.



### FOR NOTING:

- Average rate and utilities are based on Residential Principal Place of Residence properties.
- Figures are based on median land values, which have been sourced from the Queensland Government website.
- Some councils outsource water and wastewater services, with ratepayers receiving a separate bill from private suppliers. We have calculated water and wastewater usage for the average Residential Principal Place of Residence in these areas and added the cost to the total combined charges.

Within this snapshot, we have calculated and compared:

- Average total rate and utilities charges, after discount is applied (\$)
- Prompt payment discounts (\$)
- Pensioner concessions (\$)

# 26/27



## Average Total Rate & Utilities Charges



### Townsville's rates and utilities are below the average rates and utilities charges across Queensland.

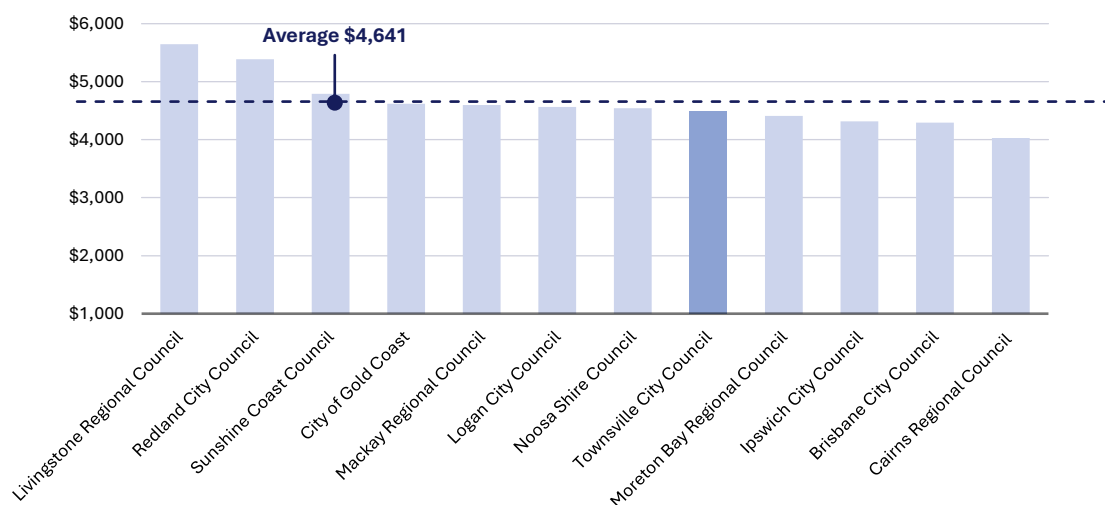
The average rate and utilities charge for Townsville ratepayers after applying the 5% prompt payment discount is \$4,484. This is below the benchmarked Queensland average of \$4,641.

The table below shows the average annual rate and utilities charges at 12 councils across Queensland. The graph below shows Townsville is below the Queensland benchmarked average.

### 2026/27 COUNCIL RATE & UTILITIES CHARGES (AFTER DISCOUNT)

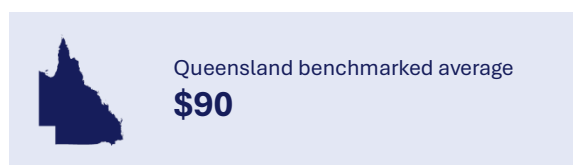
| Council                             | Average Combined Rate & Utilities |
|-------------------------------------|-----------------------------------|
| Livingstone Regional Council        | \$5,648                           |
| Redland City Council                | \$5,389                           |
| Sunshine Coast Council              | \$4,789                           |
| <b>Queensland Benchmark Average</b> | <b>\$4,641</b>                    |
| City of Gold Coast                  | \$4,620                           |
| Mackay Regional Council             | \$4,597                           |
| Logan City Council                  | \$4,564                           |
| Noosa Shire Council                 | \$4,544                           |
| <b>Townsville City Council</b>      | <b>\$4,484</b>                    |
| Moreton Bay Regional Council        | \$4,412                           |
| Ipswich City Council                | \$4,318                           |
| Brisbane City Council               | \$4,295                           |
| Cairns Regional Council             | \$4,029                           |

### 2026/27 AVERAGE COMBINED RATE & UTILITIES CHARGES (AFTER DISCOUNT)



Based on 2026/27 data generally available, including pricing from Urban Utilities and Unity Water.

## Prompt Payment Discount



**Townsville City Council offers a prompt payment discount of 5% to residential owner-occupiers.**

At 5%, this discount is competitive with discounts offered by the other Queensland councils in this snapshot. Four councils offer no discount, two councils offer a fixed flat rate discount, and seven councils offer discounts ranging from 5% to 10%.

Townsville's prompt payment discount for the average owner-occupier ratepayer is similar to the Queensland benchmarked average of the 12 councils in this snapshot.

### 2026-27 QUEENSLAND COUNCILS' PROMPT PAYMENT DISCOUNTS

| Council                               | Discount rate | Average Value (\$) | Note                            |
|---------------------------------------|---------------|--------------------|---------------------------------|
| Livingstone Regional Council          | 10%           | \$257              | Rates discount                  |
| Mackay Regional Council               | 5%            | \$177              | Rates and utilities discount    |
| City of Gold Coast                    | 10%           | \$149              | Rates discount                  |
| Ipswich City Council                  |               | \$132              | Fixed amount per property       |
| Logan City Council                    | 5%            | \$115              | <b>Rates and waste discount</b> |
| <b>Townsville City Council</b>        | <b>5%</b>     | <b>\$105</b>       | <b>Rates discount</b>           |
| <b>Queensland Benchmarked Average</b> |               | <b>\$90</b>        |                                 |
| Noosa Shire Council                   | 5%            | \$89               | Rates discount                  |
| Brisbane City Council                 |               | \$60               | Fixed amount per property       |
| Moreton Bay Regional Council          | 0%            | \$0                | No discount                     |
| Sunshine Coast Council                | 0%            | \$0                | No discount                     |
| Redland City Council                  | 0%            | \$0                | No discount                     |
| Cairns Regional Council               | 0%            | \$0                | No discount                     |

## Pensioner Concession

Townsville City Council's pensioner rates concession remains one of the most generous in Queensland. Council reviewed its policy in 2025/26 with those receiving concession prior to 30 June 2025 continuing to be eligible for up to \$800 per annum. New applicants will be eligible for either \$400 per year (where all owners are in receipt of the full pension) or alternatively a concession of \$200 per year.

### 2026/27 QUEENSLAND COUNCILS' PENSIONER CONCESSIONS

| Council                        | Details                                                    |                                                    |
|--------------------------------|------------------------------------------------------------|----------------------------------------------------|
| Brisbane City Council          | Full pension – 40% up to \$1,350                           | Partial – 20% up to \$675                          |
| Logan City Council             | Full pension – \$481                                       | Partial – \$240                                    |
| <b>Townsville City Council</b> | <b>Full pension – \$400</b>                                | <b>Partial – \$200</b>                             |
| Mackay Regional Council        | 25% up to a maximum of \$400                               |                                                    |
| Sunshine Coast Council         | Full pension – \$343 (sole title)<br>\$268 (joint title)   | Partial – \$171 (sole title)<br>\$98 (joint title) |
| Redland City Council           | Full pension – \$335                                       | Partial – \$168                                    |
| Cairns Regional Council        | Up to \$350 (pro-rata based on pension received/ownership) | Partial – \$175                                    |
| Livingstone Regional Council   | 20% to a maximum of \$300                                  |                                                    |
| City of Gold Coast             | Must receive at least 80% of pension – \$298               |                                                    |
| Moreton Bay Regional Council   | Full pension – \$275                                       | Partial – \$110                                    |
| Ipswich City Council           | Full pension – \$258                                       | Partial – \$129                                    |
| Noosa Shire Council            | 25% to a maximum of \$230                                  | Partial – \$115                                    |