

2025–26

Townsville City Council

Rates Benchmarking Snapshot

Summary

This benchmarking snapshot analyses rate and utilities charges, discounts and other data from 13 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 2025–26 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 2025–26 rate and utilities charges place Townsville ratepayers below the average cost of rate and utilities across Queensland.



Townsville average combined rate and
utilities annual total charge

\$4,199



Queensland benchmarked average combined
rate and utilities annual total charge

\$4,392

For noting:

- Average rate and utilities are based on Residential Principal Place of Residence properties.
- 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 (\$)

Average Total Rate & Utilities Charges



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

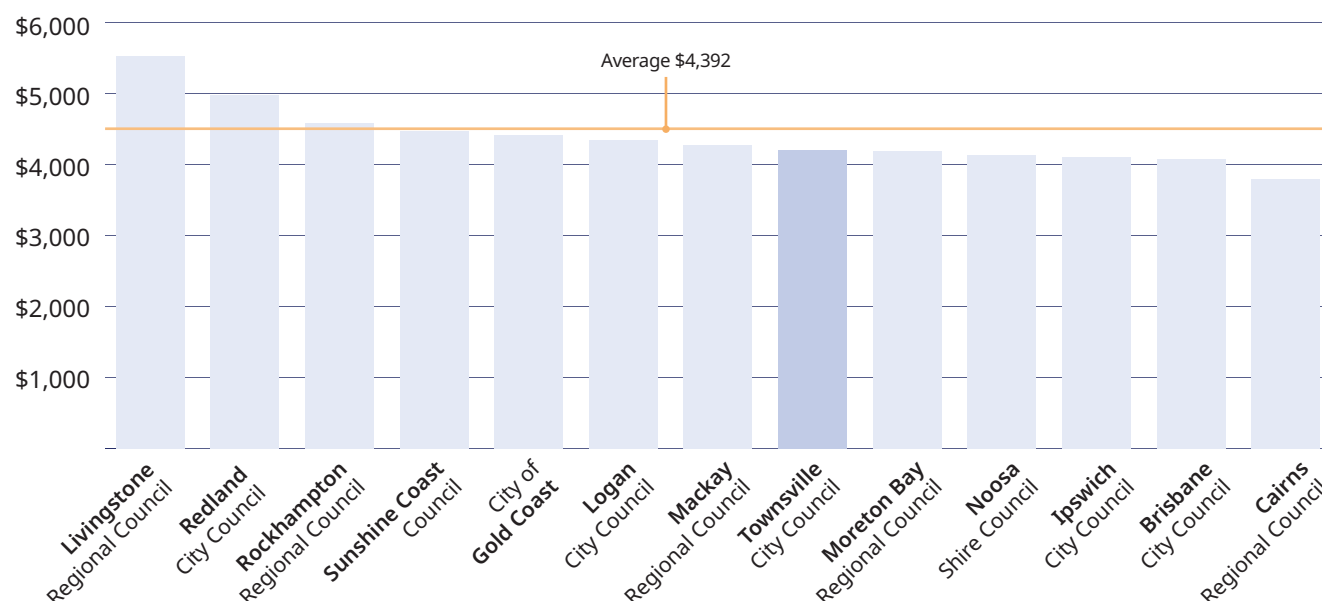
The average rate and utilities charge for Townsville ratepayers after applying the 5% prompt payment discount is \$4,199. This is below the benchmarked Queensland average of \$4,392.

The table below shows the average annual rate and utilities charges at 13 councils across Queensland. The graph below shows Townsville is below the Queensland benchmarked average.

2025-26 Council Rate & Utilities Charges (After Discount)

Council	Average Combined Rate & Utilities
Livingstone Regional Council	\$5,528
Redland City Council	\$4,977
Rockhampton Regional Council	\$4,588
Sunshine Coast Council	\$4,477
City of Gold Coast	\$4,411
Queensland Benchmarked Average	\$4,392
Logan City Council	\$4,348
Mackay Regional Council	\$4,268
Townsville City Council	\$4,199
Moreton Bay Regional Council	\$4,192
Noosa Shire Council	\$4,137
Ipswich City Council	\$4,104
Brisbane City Council	\$4,083
Cairns Regional Council	\$3,791

2025-26 Average Combined Rate & Utilities Charges (After Discount)



Based on 2025/26 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 13 councils in this snapshot.

2025-26 Queensland Councils' Prompt Payment Discounts

Council	Discount	Average Value (\$)	Note
Rockhampton Regional Council	10%	\$373	Rates and utilities discount
Livingstone Regional Council	10%	\$242	Rates discount
Mackay Regional Council	5%	\$166	Rates and utilities discount
City of Gold Coast	10%	\$143	Rates discount
Ipswich City Council		\$132	Fixed amount per property
Queensland Benchmarked Average		\$108	
Logan City Council	5%	\$109	Rates and waste discount
Townsville City Council	5%	\$98	Rates discount
Noosa Shire Council	5%	\$75	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 has reviewed its policy 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.

2025-26 Queensland Councils' Pensioner Concessions

Council	Details	
Brisbane City Council	Full pension – 40% up to \$1,298	Partial – 20% up to \$649
Townsville City Council	Up to \$800 (pro-rata based on pension received/ownership)	
	Full pension - \$400	Partial - \$200
Logan City Council	Full pension – \$469	Partial – \$235
Mackay Regional Council	25% up to a maximum of \$400	
Sunshine Coast Council	Full pension – \$326 (sole title) \$256 (joint title)	Partial – \$164 (sole title) \$87 (joint title)
Redland City Council	Full pension – \$335	Partial – \$168
Cairns Regional Council	Up to \$320 (pro-rata based on pension received/ownership)	Partial – \$122
Livingstone Regional Council	20% to a maximum of \$300	
City of Gold Coast	Must receive at least 80% of pension – \$270	
Rockhampton Regional Council	20% up to a maximum \$260	
Moreton Bay Regional Council	Full pension – \$250	Partial – \$100
Ipswich City Council	Full pension – \$248	Partial – \$122
Noosa Shire Council	All pensioners – \$230	