

Schedule of Rates and Charges

Differential General Rates

Council levies Differential General Rates, which means that the amount of general rates payable for any property depends upon:

- the land's unimproved capital value or site value as advised by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development; and
- the Differential General Rating Category that Council gives to the land.

All land within Townsville is given to a Differential General Rating Category in accordance with section 81 of the Local Government Regulation 2012.

The Differential General Rating Category of your land is shown on your Rates Notice and described later in this Rating Category Statement.

Objecting to the Categorisation of Land for Rating

You can object to the categorisation of your land if you believe that Council should have given it a different category rating (as at the issue date of the rates notice).

Sections 90 to 93 of the *Local Government Regulation 2012* explain the objection process. You have only 30 days from the date of issue of the rates notice to give your written objection to Council. Council may accept late objections in some circumstances. Visit Council's website to lodge an objection online.

The making of an objection does not postpone the due date for payment of the rates or the discount date, or prevent the Council taking action to recover overdue rates. Even if you make an objection to the categorisation of your land you should pay the amount shown on your Rates Notice by the discount date or the due date. If your objection is successful then an appropriate rates adjustment will be made.

Description of the Differential General Rating Categories

Criteria by which land is assigned to a DGR category				
Differential General Rating (DGR) Category	Additional Criteria	Land Use Code	Rate in \$	Minimum Rate
Category 1 Residential Principal Place of Residence	Residential premises used as the owner's principal place of residence, where the premises are located within any of the following zone codes within the Townsville City Plan: - Low Density – Medium Density Residential - High Density Residential – Character Residential - Sport and Recreation – Emerging Residential - Open Space – Environmental Management/Conversion - Rural Residential – Rural.	Land having the land use code of either 1, 2, 4, 5, 6, 8, 9 or 94.	0.009054	\$1,253
Category 2 Residential Non-Principal Place of Residence	Vacant residential land or residential premises used as a place of residence to provide rental accommodation to permanent residents, where the premises are located within any of the following zoning codes within the Townsville City Plan: - Low Density – Medium Density Residential - High Density Residential – Character Residential - Sport and Recreation – Emerging Residential - Open Space – Environmental Management/Conversion - Rural Residential – Rural.	Land having the land use code of either 1, 2, 4, 5, 6, 8, 9, 72 or 94.	0.011318	\$1,566
Category 2-T Residential – Transitory Accommodation	Residential premises used as a place of residence to provide transitory accommodation to a paying guest, where the premises are located within any of the following zoning codes within the Townsville City Plan: - Low Density – Medium Density Residential - High Density Residential – Character Residential - Sport and Recreation – Emerging Residential - Open Space – Environmental Management/Conversion - Rural Residential – Rural.	Land having the land use code of either 1, 2, 4, 5, 6, 8, 9 or 94.	0.016750	\$2,318
Category 3-02 Multi-Unit Dwelling 2 Units	Land with building(s): - comprised of 2 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$3,132

Category 3-03 Multi-Unit Dwelling 3 Units	Land with building(s): - comprised of 3 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$4,698
Category 3-04 Multi-Unit Dwelling 4 Units	Land with building(s): - comprised of 4 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$6,264
Category 3-05 Multi-Unit Dwelling 5 Units	Land with building(s): - comprised of 5 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$7,830
Category 3-06 Multi-Unit Dwelling 6 Units	Land with building(s): - comprised of 6 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$9,396
Category 3-07 Multi-Unit Dwelling 7 Units	Land with building(s): - comprised of 7 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$10,962
Category 3-08 Multi-Unit Dwelling 8 Units	Land with building(s): - comprised of 8 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$12,528
Category 3-09 Multi-Unit Dwelling 9 Units	Land with building(s): - comprised of 9 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$14,094
Category 3-10 Multi-Unit Dwelling 10 Units	Land with building(s): - comprised of 10 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$15,660
Category 3-11 Multi-Unit Dwelling 11 Units	Land with building(s): - comprised of 11 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$17,226
Category 3-12 Multi-Unit Dwelling 12 Units	Land with building(s): - comprised of 12 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$18,792

Category 3-13 Multi-Unit Dwelling 13 Units	Land with building(s): - comprised of 13 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$20,358
Category 3-14 Multi-Unit Dwelling 14 Units	Land with building(s): - comprised of 14 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$21,924
Category 3-15 Multi-Unit Dwelling 15 Units	Land with building(s): - comprised of 15 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$23,490
Category 3-16 Multi-Unit Dwelling 16 Units	Land with building(s): - comprised of 16 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$25,056
Category 3-17 Multi-Unit Dwelling 17 Units	Land with building(s): - comprised of 17 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$26,622
Category 3-18 Multi-Unit Dwelling 18 Units	Land with building(s): - comprised of 18 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$28,188
Category 3-19 Multi-Unit Dwelling 19 Units	Land with building(s): - comprised of 19 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$29,754
Category 3-20 Multi-Unit Dwelling 20 Units	Land with building(s): - comprised of 20 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$31,320
Category 3-21 Multi-Unit Dwelling 21 Units	Land with building(s): - comprised of 21 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$32,886
Category 3-22 Multi-Unit Dwelling 22 Units	Land with building(s): - comprised of 22 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$34,452

Category 3-23 Multi-Unit Dwelling 23 Units	Land with building(s): - comprised of 23 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$36,018
Category 3-24 Multi-Unit Dwelling 24 Units	Land with building(s): - comprised of 24 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$37,584
Category 3-25 Multi-Unit Dwelling 25 Units	Land with building(s): - comprised of 25 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$39,150
Category 3-26 Multi-Unit Dwelling 26 Units	Land with building(s): - comprised of 26 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$40,716
Category 3-27 Multi-Unit Dwelling 27 Units	Land with building(s): - comprised of 27 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$42,282
Category 3-28 Multi-Unit Dwelling 28 Units	Land with building(s): - comprised of 28 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$43,848
Category 3-29 Multi-Unit Dwelling 29 Units	Land with building(s): - comprised of 29 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$45,414
Category 3-30 Multi-Unit Dwelling 30 Units	Land with building(s): - comprised of 30 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$46,980
Category 3-31 Multi-Unit Dwelling 31 Units	Land with building(s): - comprised of 31 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$48,546
Category 3-32 Multi-Unit Dwelling 32 Units	Land with building(s): - comprised of 32 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$50,112

Category 3-33 Multi-Unit Dwelling 33 Units	Land with building(s): - comprised of 33 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$51,678
Category 3-34 Multi-Unit Dwelling 34 Units	Land with building(s): - comprised of 34 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$53,244
Category 3-35 Multi-Unit Dwelling 35 Units	Land with building(s): - comprised of 35 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$54,810
Category 3-36 Multi-Unit Dwelling 36 Units	Land with building(s): - comprised of 36 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$56,376
Category 3-37 Multi-Unit Dwelling 37 Units	Land with building(s): - comprised of 37 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$57,942
Category 3-38 Multi-Unit Dwelling 38 Units	Land with building(s): - comprised of 38 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$59,508
Category 3-39 Multi-Unit Dwelling 39 Units	Land with building(s): - comprised of 39 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$61,074
Category 3-40 Multi-Unit Dwelling 40-49 Units	Land with building(s): - comprised of 40-49 individual residential accommodation units - not registered on a building units plan or group titles plan, and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$62,640
Category 3-50 Multi-Unit Dwelling 50-59 Units	Land with building(s): - comprised of 50-59 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$78,300
Category 3-60 Multi-Unit Dwelling 60-69 Units	Land with building(s): - comprised of 60-69 individual residential accommodation units - not registered on a building units plan or group titles plan and/or within a community title scheme under the <i>Body Corporate and Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$93,960

Category 3-70 Multi-Unit Dwelling 70+ Units	Land with building(s): - comprised of 70 or more individual residential accommodation units - not registered on a building units plan or group titles plan, and/or within a community title scheme under the Body Corporate and <i>Community Management Act 1997</i> - predominately used for a residential purpose - that is not within Rating Categories 1, 2 or 2-T.	Land having the land use code of 3.	0.011770	\$109,620
Category 3-R Retirement Villages/Lifestyle Villages	Land used as a retirement village utilising a building or buildings classified (under the Building Code of Australia) as Class 3. For avoidance of doubt, this description excludes land used for the provision of supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care, (e.g. a convalescent home, or nursing home or aged care facility).	Land having the land use code of either 1, 2, 7 or 21.	0.011770	\$1,566
Category 3-BH Boarding House	Land used as a boarding house, guest house, hostel or the like utilising a building or buildings classified (under the Building Code of Australia) as either Class 1b or Class 3.	Land having the land use code of either 1, 2, 5, 7, 8 or 21.	0.011770	\$1,566
Category 4-01 Commercial	Land not otherwise categorised, that is used in whole or in part for commercial (i.e. non-residential) purposes.	Land having the land use code of either 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 33, 34, 35, 36, 41, 42, 43, 44, 45, 47, 48, 49, 50, 51, 52, 56, 57, 58, 91, 95 or 97.	0.016750	\$2,318
	Land, not otherwise categorised, that is used in whole or in part for commercial (i.e. non-residential) purposes that is zoned within any of the following zone codes within the Townsville City Plan: - Low Impact Industry - Medium Impact Industry - High Impact Industry - Community Facilities - Local Centre - District Centre - Major Centre - Neighbourhood Centre - Principal Centre (CBD) - Specialised Centre - Special Purpose - Mixed Use.	Land having the land use code of either 1, 4, 5, 6, 72 or 94.		
Category 4-02 Heavy Industry	Land used in whole or part for an industrial activity or activities that include manufacturing, producing, processing, altering, recycling, refining, storing, distributing, transferring or treating of any, or any combination of, products, raw materials (excluding livestock), minerals, chemicals, oils, gases or metals, and includes such premises previously used for such purposes, but presently are under care and maintenance.	Land having the land use code of either 31, 32, 37, 39 or 40.	0.024446	\$3,383
Category 4-03 Special Development >10ha	Land parcels having an area of greater than 10 hectares, located wholly within the Townsville State Development Area or the Elliot Springs master planned community.	Land having the land use code of either 1, 4, 5, 18, 35, 37, 65 or 66.	0.031544	\$22,105
Category 4-04 Land not otherwise categorised	Land that is not capable of being categorised in another rating category.	As determined by the Chief Executive Officer	0.016750	\$2,318
Category 5-01 Large Retail greater than 2,000 sqm but less than 20,000 sqm	Land used in whole or part for retail purposes where the building (or buildings) on the land have a gross floor area of greater than 2,000 m ² but less than 20,000 m ² .	Land having the land use code of either 10, 11, 12, 13, 14, 15, 16, 23 or 28.	0.022816	\$2,318
Category 5-02 Large Retail 20,000 sqm or more, but less than 30,000 sqm	Land used in whole or part for retail purposes where the building (or buildings) on the land have a gross floor area of greater than 20,000 m ² but less than 30,000 m ² .	Land having the land use code of either 10, 11, 12, 13, 14, 15, 16, 23 or 28.	0.029335	\$250,640
Category 5-03 Large Retail 30,000 sqm or more, but less than 40,000 sqm	Land used in whole or part for retail purposes where the building (or buildings) on the land have a gross floor area of greater than 30,000 m ² but less than 40,000 m ² .	Land having the land use code of either 10, 11, 12, 13, 14, 15, 16, 23 or 28.	0.029335	\$375,960
Category 5-04 Large Retail 40,000 sqm or more, but less than 50,000 sqm	Land used in whole or part for retail purposes where the building (or buildings) on the land have a gross floor area of greater than 40,000 m ² but less than 50,000 m ² .	Land having the land use code of either 10, 11, 12, 13, 14, 15, 16, 23 or 28.	0.029335	\$501,280
Category 5-05 Large Retail 50,000 sqm or more	Land used in whole or part for retail purposes where the building (or buildings) on the land have a gross floor area of greater than 50,000 m ² .	Land having the land use code of either 10, 11, 12, 13, 14, 15, 16, 23 or 28.	0.029335	\$626,600
Category 6-01 Agriculture and Grazing	Land used in whole or in part for agriculture and/or grazing purposes.	Land having the land use code of either 64, 65, 66, 74, 75, 79, 80, 81, 83, 84, 85, 86, 87, 88 or 89.	0.010638	\$1,566

Dictionary

Any term that is not defined in this dictionary, unless the context or subject matter otherwise indicates or requires, is to have a meaning given to it by the following:

- a) The *Local Government Act 2009* and that Act's subordinate legislation;
- b) If not defined in the *Local Government Act 2009* and that Act's subordinate legislation, the Macquarie Dictionary.

If (a) and (b) do not apply, the Oxford English Dictionary.

Gross floor area means the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall) other than areas used for the following:

- Building services, plant and equipment;
- Access between levels;
- Ground floor public lobby;
- A mall;
- The parking, loading and manoeuvring of motor vehicles; and
- Unenclosed private balconies, whether roofed or not; as determined by Council from any information source.

Land use code means the land use codes referred to in column 3 in above that are prepared and adopted by the Council for use in conjunction with the differential rating categorisation, description and identification table appearing above. Similarly, the definitions of these land use codes are prepared and adopted by the Council for use in conjunction with the differential rating categorisation, description and identification table appearing above. A full list of the land use codes, and their definitions can be found in Council's 2025/26 Revenue Statement.

Multi-unit dwelling means a property which contains more than one self-contained dwelling house/ unit, either detached, semi-detached or integrated, whether for use by the same family or by unrelated occupants, with the exception of:

- (a) self-contained accommodation, either detached, semi-detached or integrated, for the care and shelter of an aged or infirm family member of the occupant/s; or
- (b) a Hotel, Motel/Motor Inn/Motor Lodge;
- (c) a property that is within the Council's Differential Rates Category 3-R or 3-BH.

In determining whether a property meets this definition, consideration may be given, but not restricted to:

- i. the existence of separate or multiple:
 - kitchens/food preparation areas (identified by the presence of a stove and/or oven) or
 - metered water, electricity or gas supplies or
 - waste collection services or
 - mail boxes or
 - displayed house/unit numbers or
 - pedestrian or vehicular entrances; or
- ii. the existence of dividing walls that prohibit free internal access from one living unit to another; or
- iii. the number of occupants residing at the property.

Predominant use means the single use, or in the case of multiple uses the main use, for which in the opinion of Council the property is being used or could potentially be used by virtue of improvements or activities conducted upon the property.

Principal place of residence means a single dwelling house or dwelling unit that is the place of residence at which at least one person who constitutes the owner(s) of the land predominantly resides. In establishing principal place of residence, Council may consider (but is not limited to) the owner's declared address for electoral, taxation, government social security or national health registration purposes, or any other form of evidence deemed acceptable by Council.

A single dwelling house or dwelling unit will not be a principal place of residence, if it is:

- (a) a premises fully or partially held in other than the name of an individual or more than one individual (for example land owned or partially owned by companies, trusts, organisations or any other entity other than an individual);
- (b) not occupied by at least one person/s who constitute the owner(s), but occupied by any other person/s, whether in return for rent or remuneration or not, including members of the owner's family.

Retail means the offering of goods or services by means of any combination of sale, hire, supply, membership, subscription or other method of trade or commerce, and includes premises used wholly or predominantly for a retail business.

Retail business has the meaning in the *Retail Shop Leases Regulation 2016* as at 30 June 2025.

Storey means that part of a building between floor levels and if there is no floor above, it is the part between the floor level and the ceiling.

Transitory accommodation is where a residential premises is offered, available or used as temporary accommodation by a paying guest at any time during the rating period.

Transitory accommodation includes residential premises that are subject to a management agreement with a third party that permits the dwelling to be offered, made available or used for temporary accommodation by a paying guest.

Transitory accommodation listings or advertising/marketing (for example on publicly available websites and/or with real estate agents) will constitute evidence of the land being offered, available or used for transitory accommodation purposes.

Without limitation, the following is not transitory accommodation:

- an entire property that is offered, available, or used for temporary accommodation for a total of less than 30 days in the financial year; or
- a room in a residential premises that is offered, available or used for temporary accommodation within a principal place of residence and is considered home hosted as the owner(s) resides at the premises when the room is offered, available or used.
- a residential premises with a documented tenancy agreement in place that meets the requirements of the *Residential Tenancies and Rooming Accommodation Act 2008* and the agreement is in place for a period of 90 consecutive days or more in the financial year and is within Rating Category 2.
- land used to provide temporary accommodation that is within Rating Categories 3-02 to 3-70 (inclusive), 3-R, 3-BH and 4-01.

Change of Postal Address

The owner is responsible for promptly notifying Council of any change to postal address where rates notices or other important correspondence is to be sent. Failure to do so may result in a loss of discount.

Recording a Change of Land Ownership, Title or Land Record

Council's records must reflect the same detail as displayed on the title deed of the property held by the Department of Resources. Council is charged a fee for the supply of information relating to any changes to title which include ownership, name and land changes. To assist in the recovery of costs, a \$63.40 Change of Ownership fee is passed onto the owner(s) of the property whenever Council is required to amend the property record.

Residential Principal Place of Residence Benefits

Townsville City Council offers a benefit to owners who occupy their single dwelling/home unit as their principal place of residence. Category 1 – Residential Principal Place of Residence applies only to land held in the name of a natural person and does not apply to land held in Trust, Company, Firm, Corporate or other legal entity ownership.

In circumstances where the postal address is not the same as the property address displayed on the rates notice and the owner occupies the single dwelling/home unit as their principal place of residence, a Category 1 Statement of Occupancy is required to be lodged with Council on the prescribed form.

When applications are approved, Category 1 – Residential Principal Place of Residence is applied for the current rating period only and not applied retrospectively to previous rating periods.

Council also reviews its Category 1 – Residential Principal Place of Residence database on a regular basis with an external property data provider.

Limitation of Increase in Rates

Council will limit the increase in general rates on Category 1 land that is not rated at the minimum general rate. (For clarity, the Council has not limited the increase in general rates for all other categories).

As a result, the maximum general rate for each of those properties in 2025/26 is the relevant 2024/25 rate amount plus 20%. This is subject to the following conditions:

- (a) Capping will apply only to general rates.
- (b) Capping will apply only to land categorised as residential category 1.
- (c) Capping is not available retrospectively and will only apply from the beginning of a financial year.
- (d) If ownership of the land to which capping applies is transferred in the period after 1 July of any year, then capping will cease to apply for the following financial year. (For example, if rates-capped land is sold during 2025/26, capping will not apply in 2026/27 but will apply in 2028/29 [unless the land is sold again after 1 July 2026]).
- (e) If Categorisation of the land changes to Category 1 (for example completion of owner occupied dwelling on vacant land or existing dwelling becomes principal place of residence) after 1 July of any year, then capping will not apply for the following financial year.

Paying Your Rates

Discount for Prompt Payment

Council offers a prompt payment discount on certain rates and charges upon full payment of all rates and charges, including arrears, by the discount date shown on the notice.

Council has decided to allow a 5% discount to the payment of differential general rates for rateable land included in differential rating category 1 – Residential Principal Place of Residence to encourage the prompt payment of rates and charges on certain properties.

Payments in Advance

Regular advance payments are encouraged. Any payments made in advance will show as a credit balance brought forward on the next rates notice. Interest is not paid on credit balances held.

Contact Council to discuss how to set up an advance periodic payment by direct debit or BPAY.

Pensioner Concession

Council has decided to allow concessions in accordance with section 120(1)(a) of the Local Government Regulation 2012 and as set out in the Pensioner Rates Concession Policy.

A fully completed pensioner application form must be received by Council before any Council concession or State Government subsidy is considered. When the applications are approved, the pensioner concession and State Government subsidy will commence in the current rating period. Applications to backdate the commencement of the concession will only be considered in accordance with Council's Pensioner Rates Concession Policy.

The above concession does not apply to rates on property other than the pensioners' principal place of residence.

Overdue Rates and Interest Charges

Compound interest, at a rate of 12.12% per annum, will be charged on all overdue rates and charges and is charged from 7 days after the due date until the date of payment.

Overdue Payment Plans

Payment plans may be accepted under some circumstances.

Payment plans are to be formalised by contacting Council prior to the due date displayed on the notice.

Suggested Payment Plans

These payments are based on the maximum payment terms available. All approved payment plans will be confirmed by Council in writing. Please note, a new payment plan is required for each new notice issued by Council.

Rates Balance Owing	18 x weekly payments	9 x fortnightly payments	5 x monthly payments
\$1,800	\$100	\$200	\$360
\$3,000	\$170	\$335	\$600
\$5,000	\$280	\$560	\$1,000

Rural Fire Brigades Annual Charge

The Rural Fire Brigade Annual Charge is levied on rateable lands serviced by the rural fire brigades listed below. The funds raised from this charge are provided to the voluntary rural fire services so they can acquire and maintain fire-fighting equipment, provide training to volunteers and to enable them to operate throughout the rural areas of the region.

Rural Fire Brigade Area Annual Charge for each Property 2025/26	
Blewater	\$110.00
Paluma, Saunders Beach	\$45.00
Clevedon, Cungulla	\$40.00
Horseshoe Bay	\$39.00
Blewater Estate	\$35.00
Black River, Lime Hills-Elliott, Rollingstone, Rupertswood, Westpoint	\$30.00
Majors Creek, Rangewood	\$25.00
Nome, Oak Valley	\$20.00
Purono Park	\$5.00

Water Utility Annual Charges

For water supplied to residential properties Council offers a choice between the:

Standard Plan

- \$1,079 per year for up to the fixed annual (772 kL) water allocation for each dwelling, home unit, flat or lot; and
- Excess water will be charged at \$4.13 per kL for all consumption over the allowance of 772kL during the consumption year.

Water Watcher Plan

- \$488 per year fixed annual access for each dwelling, home unit, flat or lot, including undeveloped vacant land
- Water consumption charged at \$1.96 per kL for all water used during the consumption year.
- Residential property owners will have the opportunity to choose a water plan applicable to their residential property:
 - i. by application to Council during the water plan opt in period of 28 July to 24 August 2025; or
 - ii. on application to Council within one month of acquiring the property.

All developed and undeveloped residential properties that are within the declared water supply area and that are connected to the water supply are placed on the Standard Plan by default.

All undeveloped residential properties that are within the declared water supply area but not connected to the water supply are placed on the Water Watcher Plan.

Water meters are read by Council four times each year. As a courtesy to residential water users, high usage alert letters are issued after the property's quarterly read when usage exceeds 2.5 kL a day. It is the owner's responsibility to monitor and manage water consumption at the property.

For water supplied to non-residential properties Council charges \$514 each year fixed annual access charge for each lot including undeveloped land and water consumption charged at \$4.03 a kL for every kL of water used.

Fixed service charges will apply from the date of registration of the land, and additional fixed charges will apply from the date the water meter is connected and will be based upon the proposed development of the land as set out in the Building/Development Application.

Water consumption charges will apply from the date the water meter is connected. The charge will reflect the water pricing plan attached to the property or the use of the land, as per the Building/Development Application, for the purpose for which the water meter was connected.

It is Council's preference that only one connection be made to each property. Additional connections will only be granted at Council's discretion and additional charges may apply for each additional connection.

Body Corporate and Community Management Schemes

Proportioning of water consumed through a shared water meter(s) connected to a Community Management Scheme will be in accordance with the provisions under the *Body Corporate and Community Management Act 1997*.

Sewerage Utility Annual Charges

The following fixed annual sewerage service charges apply to land in a declared sewer area.

Property type	Sewerage utility annual charge
Residential – each dwelling, home unit, flat or lot	\$888
Residential undeveloped land – each lot	\$798
Non-residential – each pedestal	\$1,042
Non-residential undeveloped land – each lot	\$938

Note: For the purpose of sewerage charges only, aged care facilities and retirement and/or lifestyle villages/communities will be levied at the residential sewerage charge for each pedestal.

Where a separate habitation space on non-residential property is a principal place of residence, the owner may request that the pedestals within that space be charged at the residential sewerage charge. If approved, the change will commence from the financial year in which the application is received, unless Council decides it should apply from a later date.

Sewerage charges will be imposed from the earlier of:

- the date of inspection of the installation of sewerage pedestals by Council's Hydraulic Services section; or
- the date of the final inspection certificate and/or certification of classification.

Undeveloped land sewerage charges will apply from the date of registration of the land where the land is within the declared sewer area.

Unconnected Premises

A sewerage utility charge applies to each property in a declared sewer area that is not connected to the sewerage service. The charge will be at the residential or non-residential rate depending upon the use of the property.

Sewerage Infrastructure Alternative Access Fee

Where the applicable contribution to Council's Sewer Network, under Council's Planning Policies, has not been received, an additional surcharge of \$658 for each lot applies.

Trade Waste Charges

Liquid trade waste charges will be:

- (a) An annual access fee for each liquid trade waste approval each year. The amount of the annual access fee will be dependent on the risk rating of the approval holder;
- (b) A volume charge for the trade waste discharge; and
- (c) A pollutant charge may apply to liquid trade waste approval holders in discharge category 2.0.

Charges will apply for liquid trade waste discharge in accordance with Council's Trade Waste Policy which can be found on Council's Website. The requirement of Council's Liquid Trade Waste Management Plan will be effective from the date the trade waste approval is issued.

The annual access fee will apply based on the risk rating of the approval holder:

Risk Rating Annual	Access Fee
1	\$1,499
2	\$798
3	\$582
4	\$315
5	\$208
6	\$99

The trade waste volume discharged to sewer will be levied as follows:

Discharge Category	Volume Charge (\$/KL)
Category 1.1	\$2.28
Category 1.2	\$2.02
Category 1.3	\$1.86
Category 1.4	\$1.62
Category 1.5	\$2.28
Category 2.0	\$2.46

Category 2.0 Pollutant Charges

Chemical Oxygen Demand (COD) (kg)	\$1.30
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Suspended Solids (Kg)	\$1.23
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SO4	\$0.70
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Note: Trade Waste discharge volume = (Water consumption – Allowances) x discharge factor.

Allowance Type	Allowance Volume
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Pedestal	60kL each pedestal
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Commencement Date

Trade waste charges will be effective from the date of issue of a trade waste discharge approval (unless otherwise notified).

Waste Management and Recycling Charges

Residential

Residential wheelie bin service charges will apply to each residential dwelling, home unit or flat within the defined waste collection area. For waste, each charge includes one waste wheelie bin collected each week. For recycling, each charge includes one recycling wheelie bin collected each fortnight. Council may choose to supply a bulk bin to a customer instead of a wheelie bin where multiple collections are required each week.

Residential	Annual Charge	State Waste Levy
240L waste and 240L recycle wheelie bin	\$374	\$26.10
240L waste and 360L recycle wheelie bin	\$374	\$26.10
140L waste and 240L recycle wheelie bin	\$364	\$15.24
140L waste and 360L recycle wheelie bin	\$364	\$15.24
Additional permanent 240L wheelie bin	\$207	\$26.10
Additional permanent 140L wheelie bin	\$202	\$15.24
Additional permanent 240L recycle wheelie bin	\$89	
Additional permanent 360L recycle wheelie bin	\$127	

Note: For the purposes of waste and recycling wheelie bin charges only, boarding and lodging houses will be levied as residential properties.

Residential properties outside the defined waste collection areas or in the defined Paluma area

Council imposes annual fixed charges of \$290 plus a State Waste Levy of \$26.10 for a 240L waste wheelie bin service and \$279 plus a State Waste Levy of \$15.24 for a 140L waste wheelie bin service for each residential dwelling, home unit or flat within the Paluma area, and for waste collection services that Council provides outside the defined waste collection area (which services are provided at Council's absolute discretion).

Non-Residential

For non-residential properties, wheelie bin services are provided upon request. Council imposes an annual fixed charge for each non-residential waste collection service. For waste, each charge includes one waste bin collected each week. For recycling, each charge includes one recycling bin collected each fortnight.

The Queensland Government has developed a new resources, recovery and waste strategy to help reduce the disposal of waste to landfill, increase recycling rates and recovery of valuable resources. The focus of the strategy is the Queensland Government Waste Levy, which came into effect 1 July 2019.

Non-residential	Annual Charge	State Waste Levy
Waste 140L wheelie bin (with rebate)	\$325	\$15.24
Waste 140L wheelie bin	\$342	\$42.40
Waste 240L wheelie bin (with rebate)	\$374	\$26.10
Waste 240L wheelie bin	\$411	\$72.68
Recycling 240L wheelie bin	\$136	
Recycling 360L wheelie bin	\$203	

State Waste Levy

The Queensland Government Waste Levy for general waste is now \$97 per tonne. Council received \$4,898,398 for the 2025/26 financial year from the Queensland Government to partially mitigate impacts from the Waste Levy on households. This payment is around 70% of the amount required to be paid by Council to the Queensland Government as a levy for household waste to landfill. The Waste Utility Charge covers the costs associated with managing waste in 2025/26, while the State Waste Levy Charge is the gap between the 70% rebate and the levy charged to Council by the Queensland Government.

Developed properties within the defined waste collection area will be charged waste and recycling collection charges from the earliest of:

- the date collection services are required or commenced; or
- the date of the final inspection certificate.

Queensland State Government Emergency Management, Fire and Rescue Levy

QFES Levy 2025/26			
	Class 'A' – Mainland	CLASS 'D' – Magnetic Island	CLASS 'E' – Other
Group 1	\$68.40	\$30.00	\$30.00
Group 2	\$251.60	\$123.00	\$123.00
Group 3	\$611.60	\$302.60	\$302.60
Group 4	\$1,229.20	\$611.60	\$611.60
Group 5	\$2,023.40	\$1,005.40	\$1,005.40
Group 6	\$3,629.60	\$1,811.60	\$1,811.60
Group 7	\$5,927.00	\$2,960.40	\$1,811.60
Group 8	\$9,067.00	\$4,531.40	\$1,811.60
Group 9	\$16,094.40	\$8,043.00	\$1,811.60
Group 10	\$33,048.60	\$16,521.60	\$1,811.60
Group 11	\$55,949.60	\$27,970.00	\$1,811.60
Group 12	\$103,436.80	\$51,715.20	\$1,811.60
Group 13	\$118,572.80	\$59,281.80	\$1,811.60
Group 14	\$177,865.00	\$88,927.40	\$1,811.60
Group 15	\$296,442.40	\$148,217.60	\$1,811.60
Group 16	\$494,080.00	\$247,037.00	\$1,811.60

The Emergency Management, Fire and Rescue Levy is a Queensland State Government levy. Townsville City 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 (QFES) website: qfes.qld.gov.au