

# RATING CATEGORY STATEMENT

## 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              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                        |            |              |
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| Differential General Rating (DGR) Category                        | Additional Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Land Use Code                                                          | Rate in \$ | Minimum Rate |
| <b>Category 1</b><br>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: <ul style="list-style-type: none"> <li>Low Density – Medium Density Residential</li> <li>High Density Residential – Character Residential</li> <li>Sport and Recreation – Emerging Residential</li> <li>Open Space – Environmental Management/Conversion</li> <li>Rural Residential – Rural.</li> </ul>                                                                 | Land having the land use code of either 1, 2, 4, 5, 6, 8, 9 or 94.     | 0.009706   | \$1,343      |
| <b>Category 2</b><br>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: <ul style="list-style-type: none"> <li>Low Density – Medium Density Residential</li> <li>High Density Residential – Character Residential</li> <li>Sport and Recreation – Emerging Residential</li> <li>Open Space – Environmental Management/Conversion</li> <li>Rural Residential – Rural.</li> </ul> | Land having the land use code of either 1, 2, 4, 5, 6, 8, 9, 72 or 94. | 0.012132   | \$1,679      |
| <b>Category 2-T</b><br>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: <ul style="list-style-type: none"> <li>Low Density – Medium Density Residential</li> <li>High Density Residential – Character Residential</li> <li>Sport and Recreation – Emerging Residential</li> <li>Open Space – Environmental Management/Conversion</li> <li>Rural Residential – Rural.</li> </ul>                             | Land having the land use code of either 1, 2, 4, 5, 6, 8, 9 or 94.     | 0.017956   | \$2,485      |

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| <b>Category 3-02</b><br>Multi-Unit<br>Dwelling 2 Units  | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 2 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>  | Land having the land use code of 3. | 0.012618 | \$3,358  |
| <b>Category 3-03</b><br>Multi-Unit<br>Dwelling 3 Units  | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 3 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>  | Land having the land use code of 3. | 0.012618 | \$5,037  |
| <b>Category 3-04</b><br>Multi-Unit<br>Dwelling 4 Units  | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 4 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>  | Land having the land use code of 3. | 0.012618 | \$6,716  |
| <b>Category 3-05</b><br>Multi-Unit<br>Dwelling 5 Units  | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 5 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>  | Land having the land use code of 3. | 0.012618 | \$8,395  |
| <b>Category 3-06</b><br>Multi-Unit<br>Dwelling 6 Units  | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 6 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>  | Land having the land use code of 3. | 0.012618 | \$10,074 |
| <b>Category 3-07</b><br>Multi-Unit<br>Dwelling 7 Units  | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 7 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>  | Land having the land use code of 3. | 0.012618 | \$11,753 |
| <b>Category 3-08</b><br>Multi-Unit<br>Dwelling 8 Units  | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 8 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>  | Land having the land use code of 3. | 0.012618 | \$13,432 |
| <b>Category 3-09</b><br>Multi-Unit<br>Dwelling 9 Units  | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 9 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>  | Land having the land use code of 3. | 0.012618 | \$15,111 |
| <b>Category 3-10</b><br>Multi-Unit<br>Dwelling 10 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 10 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$16,790 |
| <b>Category 3-11</b><br>Multi-Unit<br>Dwelling 11 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 11 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$18,469 |
| <b>Category 3-12</b><br>Multi-Unit<br>Dwelling 12 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 12 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$20,148 |

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| <b>Category 3-13</b><br>Multi-Unit Dwelling 13 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 13 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$21,827 |
| <b>Category 3-14</b><br>Multi-Unit Dwelling 14 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 14 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$23,506 |
| <b>Category 3-15</b><br>Multi-Unit Dwelling 15 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 15 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$25,185 |
| <b>Category 3-16</b><br>Multi-Unit Dwelling 16 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 16 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$26,864 |
| <b>Category 3-17</b><br>Multi-Unit Dwelling 17 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 17 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$28,543 |
| <b>Category 3-18</b><br>Multi-Unit Dwelling 18 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 18 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$30,222 |
| <b>Category 3-19</b><br>Multi-Unit Dwelling 19 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 19 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$31,901 |
| <b>Category 3-20</b><br>Multi-Unit Dwelling 20 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 20 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$33,580 |
| <b>Category 3-21</b><br>Multi-Unit Dwelling 21 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 21 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$35,259 |
| <b>Category 3-22</b><br>Multi-Unit Dwelling 22 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 22 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$36,938 |
| <b>Category 3-23</b><br>Multi-Unit Dwelling 23 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 23 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$38,617 |

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| <b>Category 3-24</b><br>Multi-Unit Dwelling 24 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 24 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$40,296 |
| <b>Category 3-25</b><br>Multi-Unit Dwelling 25 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 25 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$41,976 |
| <b>Category 3-26</b><br>Multi-Unit Dwelling 26 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 26 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$43,655 |
| <b>Category 3-27</b><br>Multi-Unit Dwelling 27 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 27 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$45,334 |
| <b>Category 3-28</b><br>Multi-Unit Dwelling 28 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 28 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$47,013 |
| <b>Category 3-29</b><br>Multi-Unit Dwelling 29 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 29 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$48,692 |
| <b>Category 3-30</b><br>Multi-Unit Dwelling 30 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 30 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$50,371 |
| <b>Category 3-31</b><br>Multi-Unit Dwelling 31 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 31 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$52,050 |
| <b>Category 3-32</b><br>Multi-Unit Dwelling 32 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 32 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$53,729 |
| <b>Category 3-33</b><br>Multi-Unit Dwelling 33 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 33 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$55,408 |
| <b>Category 3-34</b><br>Multi-Unit Dwelling 34 Units | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 34 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul> | Land having the land use code of 3. | 0.012618 | \$57,087 |

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| <b>Category 3-35</b><br>Multi-Unit<br>Dwelling 35 Units             | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 35 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>                                  | Land having the<br>land use code of 3.                                | 0.012618 | \$58,766  |
| <b>Category 3-36</b><br>Multi-Unit<br>Dwelling 36 Units             | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 36 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>                                  | Land having the<br>land use code of 3.                                | 0.012618 | \$60,445  |
| <b>Category 3-37</b><br>Multi-Unit<br>Dwelling 37 Units             | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 37 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>                                  | Land having the<br>land use code of 3.                                | 0.012618 | \$62,124  |
| <b>Category 3-38</b><br>Multi-Unit<br>Dwelling 38 Units             | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 38 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>                                  | Land having the<br>land use code of 3.                                | 0.012618 | \$63,803  |
| <b>Category 3-39</b><br>Multi-Unit<br>Dwelling 39 Units             | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 39 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>                                  | Land having the<br>land use code of 3.                                | 0.012618 | \$65,482  |
| <b>Category 3-40</b><br>Multi-Unit<br>Dwelling 40-49<br>Units       | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 40-49 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>                              | Land having the<br>land use code of 3.                                | 0.012618 | \$67,161  |
| <b>Category 3-50</b><br>Multi-Unit<br>Dwelling 50-59<br>Units       | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 50-59 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>                               | Land having the<br>land use code of 3.                                | 0.012618 | \$83,951  |
| <b>Category 3-60</b><br>Multi-Unit<br>Dwelling 60-69<br>Units       | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 60-69 individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>                               | Land having the<br>land use code of 3.                                | 0.012618 | \$100,741 |
| <b>Category 3-70</b><br>Multi-Unit<br>Dwelling 70+<br>Units         | Land with building(s): <ul style="list-style-type: none"> <li>comprised of 70 or more individual residential accommodation units</li> <li>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></li> <li>predominately used for a residential purpose</li> <li>that is not within Rating Categories 1, 2 or 2-T.</li> </ul>                         | Land having the<br>land use code of 3.                                | 0.012618 | \$117,531 |
| <b>Category 3-R</b><br>Retirement<br>Villages/Lifestyle<br>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<br>land use code of<br>either 1, 2, 7 or 21.          | 0.012618 | \$1,679   |
| <b>Category 3-BH</b><br>Boarding House                              | Land used predominately as a boarding house, guest house, hostel, community housing or the like utilising a building or buildings classified (under the Building Code of Australia) as either Class 1a, Class 1b or Class 3.                                                                                                                                                                                                                                         | Land having the<br>land use code of<br>either 1, 2, 5, 7, 8<br>or 21. | 0.012618 | \$1,679   |

|                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                         |          |           |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
| <b>Category 4-01</b><br>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. | 0.017956 | \$2,485   |
|                                                                                      | 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: <ul style="list-style-type: none"> <li>• Low Impact Industry - Medium Impact Industry</li> <li>• High Impact Industry - Community Facilities</li> <li>• Local Centre - District Centre</li> <li>• Major Centre - Neighbourhood Centre</li> <li>• Principal Centre (CBD) - Specialised Centre</li> <li>• Special Purpose - Mixed Use.</li> </ul> | Land having the land use code of either 1, 4, 5, 6, 72 or 94.                                                                                                                                                           |          |           |
| <b>Category 4-02</b><br>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.                                                                                                                                                           | 0.026206 | \$3,627   |
| <b>Category 4-03</b><br>Special Development<br>>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.                                                                                                                                                  | 0.033816 | \$23,697  |
| <b>Category 4-04</b><br>Land not otherwise categorised                               | Land that is not capable of being categorised in another rating category.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | As determined by the Chief Executive Officer                                                                                                                                                                            | 0.017956 | \$2,485   |
| <b>Category 5-01</b><br>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 <sup>2</sup> but less than 20,000 m <sup>2</sup> .                                                                                                                                                                                                                                                                                                                                                        | Land having the land use code of either 10, 11, 12, 13, 14, 15, 16, 23 or 28.                                                                                                                                           | 0.024459 | \$2,485   |
| <b>Category 5-02</b><br>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 <sup>2</sup> but less than 30,000 m <sup>2</sup> .                                                                                                                                                                                                                                                                                                                                                       | Land having the land use code of either 10, 11, 12, 13, 14, 15, 16, 23 or 28.                                                                                                                                           | 0.031447 | \$268,643 |
| <b>Category 5-03</b><br>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 <sup>2</sup> but less than 40,000 m <sup>2</sup> .                                                                                                                                                                                                                                                                                                                                                       | Land having the land use code of either 10, 11, 12, 13, 14, 15, 16, 23 or 28.                                                                                                                                           | 0.031447 | \$402,965 |
| <b>Category 5-04</b><br>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 <sup>2</sup> but less than 50,000 m <sup>2</sup> .                                                                                                                                                                                                                                                                                                                                                       | Land having the land use code of either 10, 11, 12, 13, 14, 15, 16, 23 or 28.                                                                                                                                           | 0.031447 | \$537,286 |
| <b>Category 5-05</b><br>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 <sup>2</sup> .                                                                                                                                                                                                                                                                                                                                                                                           | Land having the land use code of either 10, 11, 12, 13, 14, 15, 16, 23 or 28.                                                                                                                                           | 0.031447 | \$671,608 |
| <b>Category 6-01</b><br>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.                                                                                                                   | 0.011405 | \$1,679   |

## 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 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 2026/27 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. a Hotel, Motel/Motor Inn/Motor Lodge;
- b. 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 2026.

**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; or
- land used to provide temporary accommodation that is within Rating Categories 3-02 to 3-70 (inclusive), 3-R, 3-BH and 4-01

**Water Opt in dates: 3 August to 30 August 2026**

The full Schedule of Rates and Charges and Water options is available on Council's website.

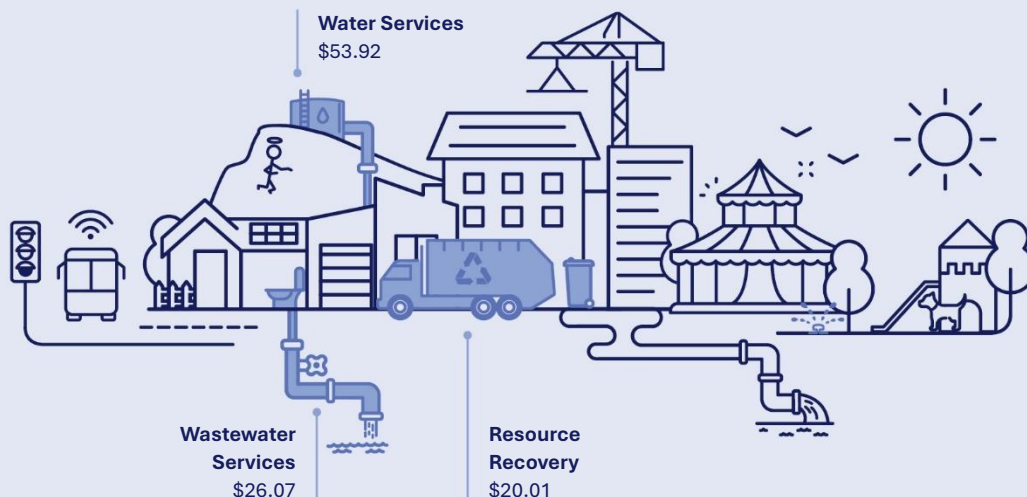
# RATES & UTILITIES

Council invests your rates and utilities back into our community. Every \$100 of rates or utilities can be divided into the following infrastructure and service costs.

For every \$100 – where your **rates** go.



For every \$100 – where your **utilities** go.



LEARN HOW YOUR RATES  
ARE CALCULATED

[Townsville City Council](#)



Council is continuing to focus on getting back to basics, prioritising the everyday services our community expects to work every day.

We're improving our roads and transport networks for greater connectivity and safety. We're making our waste collection services more reliable and keeping our water clean and safe.

We're regularly maintaining our parks and open spaces to keep them welcoming and accessible. We're investing in community buildings and facilities to make them safe, functional and fit for purpose.

It's all part of our commitment to keeping Townsville moving and maintaining the enviable lifestyle our residents and visitors enjoy.