

# 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				
Differential General Rating (DGR) Category	Additional Criteria	Land Use Code	Rate in \$	Minimum Rate
<b>Category 1</b> 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.	0.009054	\$1,253
<b>Category 2</b> 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.	0.011318	\$1,566
<b>Category 2-T</b> 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.	0.016750	\$2,318
<b>Category 3-02</b> Multi-Unit 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.	0.011770	\$3,132

<b>Category 3-03</b> Multi-Unit 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.	0.011770	\$4,698
<b>Category 3-04</b> Multi-Unit 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.	0.011770	\$6,264
<b>Category 3-05</b> Multi-Unit 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.	0.011770	\$7,830
<b>Category 3-06</b> Multi-Unit 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.	0.011770	\$9,396
<b>Category 3-07</b> Multi-Unit 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.	0.011770	\$10,962
<b>Category 3-08</b> Multi-Unit 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.	0.011770	\$12,528
<b>Category 3-09</b> Multi-Unit 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.	0.011770	\$14,094
<b>Category 3-10</b> Multi-Unit 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.	0.011770	\$15,660
<b>Category 3-11</b> Multi-Unit 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.	0.011770	\$17,226
<b>Category 3-12</b> Multi-Unit 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.	0.011770	\$18,792

<b>Category 3-13</b> 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.	0.011770	\$20,358
<b>Category 3-14</b> 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.	0.011770	\$21,924
<b>Category 3-15</b> 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.	0.011770	\$23,490
<b>Category 3-16</b> 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.	0.011770	\$25,056
<b>Category 3-17</b> 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.	0.011770	\$26,622
<b>Category 3-18</b> 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.	0.011770	\$28,188
<b>Category 3-19</b> 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.	0.011770	\$29,754
<b>Category 3-20</b> 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.	0.011770	\$31,320
<b>Category 3-21</b> 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.	0.011770	\$32,886
<b>Category 3-22</b> 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.	0.011770	\$34,452

<b>Category 3-23</b> 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.	0.011770	\$36,018
<b>Category 3-24</b> 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.	0.011770	\$37,584
<b>Category 3-25</b> 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.	0.011770	\$39,150
<b>Category 3-26</b> 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.	0.011770	\$40,716
<b>Category 3-27</b> 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.	0.011770	\$42,282
<b>Category 3-28</b> 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.	0.011770	\$43,848
<b>Category 3-29</b> 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.	0.011770	\$45,414
<b>Category 3-30</b> 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.	0.011770	\$46,980
<b>Category 3-31</b> 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.	0.011770	\$48,546
<b>Category 3-32</b> 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.	0.011770	\$50,112

<b>Category 3-33</b> 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.	0.011770	\$51,678
<b>Category 3-34</b> 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.	0.011770	\$53,244
<b>Category 3-35</b> Multi-Unit 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 land use code of 3.	0.011770	\$54,810
<b>Category 3-36</b> Multi-Unit 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 land use code of 3.	0.011770	\$56,376
<b>Category 3-37</b> Multi-Unit 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 land use code of 3.	0.011770	\$57,942
<b>Category 3-38</b> Multi-Unit 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 land use code of 3.	0.011770	\$59,508
<b>Category 3-39</b> Multi-Unit 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 land use code of 3.	0.011770	\$61,074
<b>Category 3-40</b> Multi-Unit Dwelling 40-49 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 land use code of 3.	0.011770	\$62,640
<b>Category 3-50</b> Multi-Unit Dwelling 50-59 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 land use code of 3.	0.011770	\$78,300
<b>Category 3-60</b> Multi-Unit Dwelling 60-69 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 land use code of 3.	0.011770	\$93,960

<b>Category 3-70</b> Multi-Unit Dwelling 70+ 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 Body Corporate and <i>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.	0.011770	\$109,620
<b>Category 3-R</b> 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
<b>Category 3-BH</b> 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
<b>Category 4-01</b> 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: <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> 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
<b>Category 4-03</b> 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
<b>Category 4-04</b> 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
<b>Category 5-01</b> 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.	0.022816	\$2,318
<b>Category 5-02</b> 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.	0.029335	\$250,640
<b>Category 5-03</b> 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.	0.029335	\$375,960
<b>Category 5-04</b> 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.	0.029335	\$501,280
<b>Category 5-05</b> 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.	0.029335	\$626,600
<b>Category 6-01</b> 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.

**Water Opt in dates: 28 July to 24 August 2025**

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.



## REDUCING WASTE, REDUCING COSTS

Council's focus on reducing landfill isn't just good for the environment it helps keep utility charges in check by lowering the State Government's waste levy and cutting operational costs.

The reopening of the tip shop as part of the new Hervey Range Circular Economy Hub reflects our commitment to community-led sustainability, offering a place where residents can learn, reuse, repair, and reduce waste together.

By diverting over 10,000 tonnes of materials from landfill each year, this initiative is a practical way to avoid unnecessary charges being passed onto residents while building a cleaner, more resourceful future for Townsville.



LEARN HOW YOUR RATES ARE CALCULATED

Townsville City Council