

# Schedule of Rates and Charges 2023/24



## 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 Resources; and
- the Differential General Rating Category that Council gives to the land.

All land within Townsville is given to a Differential General Rating Category based upon the primary Land Use Code assigned by the Department of Resources and the additional criteria of:

- the City Plan (that is, the current Townsville City Council Planning Scheme);
- the availability of services to the land;
- whether the land is occupied as a principal place of residence; and
- whether any attribute of the land (including the status of the land under the Planning Scheme) is likely to contribute to increased costs for Council, whether at the land or elsewhere.

The Differential General Rating Categories are described later in this Schedule of Rates and Charges.

## The Differential General Rating Category of your Land

The Differential General Rating Category of your land is shown on the second page of your Rates Notice.

## 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. All correspondence about an objection should be addressed to The Chief Executive Officer, Townsville City Council, PO Box 1268, Townsville Qld 4810.

Note that an important part of the Council's categorisation of your land is the Land Use Code that the Department of Resources has allocated to your land. (A listing of the Department of Resources' Land Use Codes is located later in this Schedule of Rates and Charges.) The Council does not allocate that Land Use Code.

If you are claiming that the Department of Resources has applied an incorrect Land Use Code to your land, you must pursue that claim directly with the Department of Resources, but you should also notify Council if you lodge an objection.

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.

## Differential General Rate and Minimum Rate 2023/24

Category	Rates In \$	Minimum Rate
1	0.010529	\$1,148
2	0.012372	\$1,348
3a	0.013688	\$2,296
3b	0.013688	\$5,740
3c	0.013688	\$11,480
3d	0.013688	\$17,220
3e	0.013688	\$22,960
3f	0.013688	\$34,440
3g	0.013688	\$45,920
3h	0.013688	\$57,400
3i	0.013688	\$68,880
3j	0.013688	\$80,360
3k	0.013688	\$1,435
4a	0.018953	\$1,435
4b	0.028430	\$2,153
4c	0.036685	\$20,253
4d	0.018953	\$1,435
5a	0.026534	\$1,435
5b	0.034115	\$229,600
5c	0.034115	\$344,400
5d	0.034115	\$459,200
5e	0.034115	\$574,000
6	0.012372	\$1,435

## Description of the Differential General Rating Categories

Criteria by which land is assigned to a DGR category		
Differential General Rating Category (DGR Category)	LAND USE CODE	ADDITIONAL CRITERIA
<b>Category 1</b> Residential – Principal Place of Residence	1, 2, 4, 5, 6, 8, 9 and 94	<ul style="list-style-type: none"> <li>The predominant use of the land is, or having regard to any improvements or activities conducted upon the land, a principal place of residence; and</li> <li>The land is used by the landowner as their principal place of residence; and</li> <li>The land is 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> </li> </ul>
<b>Category 2</b> Residential – Non Principal Place of Residence	1, 2, 4, 5, 6, 8, 9, 72 and 94	<ul style="list-style-type: none"> <li>Having regard to all improvements and activities conducted upon the land, the use or potential predominant use of the land is a place of residence; and</li> <li>The land is used for a residential purpose or is vacant land (including land on which a building is being constructed but the building is not yet fit for occupancy as a residence); and</li> <li>The land is not the landowner's principal place of residence; and</li> <li>The land is 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> </li> </ul>
<b>Category 3a</b> Multi Unit Dwellings 2-4 Units	3 and 3/98	<p>Land with building(s):</p> <ul style="list-style-type: none"> <li>comprised of 2-4 individual residential accommodation units; and</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>; and</li> <li>predominantly used for a residential purpose; and</li> <li>that is not within DGR Categories 1 or 2.</li> </ul>
<b>Category 3b</b> Multi Unit Dwellings 5-9 Units	3 and 3/98	<p>Land with building(s):</p> <ul style="list-style-type: none"> <li>comprised of 5-9 individual residential accommodation units; and</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>; and</li> <li>predominantly used for a residential purpose; and</li> <li>that is not within DGR Categories 1 or 2.</li> </ul>
<b>Category 3c</b> Multi Unit Dwellings 10-14 Units	3 and 3/98	<p>Land with building(s):</p> <ul style="list-style-type: none"> <li>comprised of 10-14 individual residential accommodation units; and</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>; and</li> <li>predominantly used for a residential purpose; and</li> <li>that is not within DGR Categories 1 or 2.</li> </ul>

## Description of the Differential General Rating Categories

Differential General Rating Category (DGR Category)	Criteria by which land is assigned to a DGR category	
	LAND USE CODE	ADDITIONAL CRITERIA
<b>Category 3d</b> Multi Unit Dwellings 15-19 Units	3 and 3/98	Land with building(s): <ul style="list-style-type: none"> <li>comprised of 15-19 individual residential accommodation units; and</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>; and</li> <li>predominantly used for a residential purpose; and</li> <li>that is not within DGR Categories 1 or 2.</li> </ul>
<b>Category 3e</b> Multi Unit Dwellings 20-29 Units	3 and 3/98	Land with building(s): <ul style="list-style-type: none"> <li>comprised of 20-29 individual residential accommodation units; and</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>; and</li> <li>predominantly used for a residential purpose; and</li> <li>that is not within DGR Categories 1 or 2.</li> </ul>
<b>Category 3f</b> Multi Unit Dwellings 30-39 Units	3 and 3/98	Land with building(s): <ul style="list-style-type: none"> <li>comprised of 30-39 individual residential accommodation units; and</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>; and</li> <li>predominantly used for a residential purpose; and</li> <li>that is not within DGR Categories 1 or 2.</li> </ul>
<b>Category 3g</b> Multi Unit Dwellings 40-49 Units	3 and 3/98	Land with building(s): <ul style="list-style-type: none"> <li>comprised of 40-49 individual residential accommodation units; and</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>; and</li> <li>predominantly used for a residential purpose; and</li> <li>that is not within DGR Categories 1 or 2.</li> </ul>
<b>Category 3h</b> Multi Unit Dwellings 50-59 Units	3 and 3/98	Land with building(s): <ul style="list-style-type: none"> <li>comprised of 50-59 individual residential accommodation units; and</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>; and</li> <li>predominantly used for a residential purpose; and</li> <li>that is not within DGR Categories 1 or 2.</li> </ul>
<b>Category 3i</b> Multi Unit Dwellings 60-69 Units	3 and 3/98	Land with building(s): <ul style="list-style-type: none"> <li>comprised of 60-69 individual residential accommodation units; and</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>; and</li> <li>predominantly used for a residential purpose; and</li> <li>that is not within DGR Categories 1 or 2.</li> </ul>
<b>Category 3j</b> Multi Unit Dwellings >70 Units	3 and 3/98	Land with building(s): <ul style="list-style-type: none"> <li>comprised of 70 or more individual residential accommodation units; and</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>; and</li> <li>predominantly used for a residential purpose; and</li> <li>that is not within DGR Categories 1 or 2.</li> </ul>

## Description of the Differential General Rating Categories

Differential General Rating Category (DGR Category)	Criteria by which land is assigned to a DGR category	
	LAND USE CODE	ADDITIONAL CRITERIA
<b>Category 3k</b> Retirement Villages/ Boarding House	7 and 21	Does not include premises involving supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care. i.e. a convalescent home or nursing home.
<b>Category 4a</b> Commercial	8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 55, 56, 57, 58, 91, 92, 95, 96, 97 and 99	<ul style="list-style-type: none"> <li>The predominant use of the land is, or having regard to any improvements or activities conducted upon the land, the potential predominant use of the land is, a non-residential purpose; and</li> <li>The land is not within DGR Categories 4b, 4c, 5a, 5b, 5c, 5d and 5e.</li> </ul>
	1, 4, 6, 72 and 94	<ul style="list-style-type: none"> <li>The predominant use of the land is, or having regard to any improvements or activities conducted upon the land, the potential predominant use of the land is, a non-residential purpose; and</li> <li>The land is 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> </li> </ul>
<b>Category 4b</b> Heavy Industry	31, 32, 35, 37, 39 and 40	<ul style="list-style-type: none"> <li>The predominant use of the land is, or having regard to any improvements or activities conducted upon the land, the potential predominant use of the land is, 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 when they are under care and maintenance; and</li> <li>The land has an area of 50 hectares or more.</li> </ul>
<b>Category 4c</b> Special Development >10ha	1, 4, 5, 18, 35, 37, 65 and 66	The land parcels are greater than 10 hectares in area and are wholly within the Townsville State Development Area or the Elliott Springs master planned community.
<b>Category 4d</b> Land not otherwise defined		The Land is not included in DGR categories 1, 2, 3a-k, 4a-c, 5a-e and 6.

## Description of the Differential General Rating Categories

Differential General Rating Category (DGR Category)	Criteria by which land is assigned to a DGR category	
	LAND USE CODE	ADDITIONAL CRITERIA
<b>Category 5a</b> Large Retail greater than 2,000m <sup>2</sup> but less than 20,000m <sup>2</sup>	10, 11, 12, 13, 14, 15, 16, 23 and 28	<ul style="list-style-type: none"> <li>The predominant use of the land is, or having regard to any improvements or activities conducted upon the land, the potential predominant use of the land is, retail; and</li> <li>The building or buildings upon the land have a gross floor area of 2,000m<sup>2</sup> or more but less than 20,000m<sup>2</sup>.</li> </ul>
<b>Category 5b</b> Large Retail 20,000m <sup>2</sup> or more, but less than 30,000m <sup>2</sup>	10, 11, 12, 13, 14, 15, 16, 23 and 28	<ul style="list-style-type: none"> <li>The predominant use of the land is, or having regard to any improvements or activities conducted upon the land, the potential predominant use of the land is, retail; and</li> <li>The building or buildings upon the land have a gross floor area of 20,000m<sup>2</sup> or more but less than 30,000m<sup>2</sup>.</li> </ul>
<b>Category 5c</b> Large Retail 30,000m <sup>2</sup> or more, but less than 40,000m <sup>2</sup>	10, 11, 12, 13, 14, 15, 16, 23 and 28	<ul style="list-style-type: none"> <li>The predominant use of the land is, or having regard to any improvements or activities conducted upon the land, the potential predominant use of the land is, retail; and</li> <li>The building or buildings upon the land have a gross floor area of 30,000m<sup>2</sup> or more but less than 40,000m<sup>2</sup>.</li> </ul>
<b>Category 5d</b> Large Retail 40,000m <sup>2</sup> or more, but less than 50,000m <sup>2</sup>	10, 11, 12, 13, 14, 15, 16, 23 and 28	<ul style="list-style-type: none"> <li>The predominant use of the land is, or having regard to any improvements or activities conducted upon the land, the potential predominant use of the land is, retail; and</li> <li>The building or buildings upon the land have a gross floor area of 40,000m<sup>2</sup> or more but less than 50,000m<sup>2</sup>.</li> </ul>
<b>Category 5e</b> Large Retail 50,000m <sup>2</sup> or more	10, 11, 12, 13, 14, 15, 16, 23 and 28	<ul style="list-style-type: none"> <li>The predominant use of the land is, or having regard to any improvements or activities conducted upon the land, the potential predominant use of the land is, retail; and</li> <li>The building or buildings upon the land have a gross floor area of 50,000m<sup>2</sup> or more.</li> </ul>
<b>Category 6</b> Agriculture and Grazing	60, 61, 64, 65, 66, 67, 68, 69, 70, 71, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89 and 93	

## 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.

**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 3k.

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 2023.

**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.

## Land use code descriptions used for Department of Resources classification:

<b>1</b>	Vacant urban land	<b>34</b>	Cold stores, ice works	<b>68</b>	Dairy cattle (quota milk)
<b>2</b>	Single unit dwelling	<b>35</b>	General industry	<b>69</b>	Dairy cattle (non-quota milk)
<b>3 &amp; 3/98</b>	Multi-unit dwelling (flats)	<b>36</b>	Light industry	<b>70</b>	Cream
<b>4</b>	Large home site, vacant	<b>37</b>	Noxious, offensive industry	<b>71</b>	Oil seeds
<b>5</b>	Large home site, dwelling	<b>38</b>	Advertising hoarding	<b>72</b>	Approved subdivider (under section 50 of the valuation land Act 2010)
<b>6</b>	Outbuildings	<b>39</b>	Harbour	<b>73</b>	Grain
<b>7</b>	Guest house, private hotel	<b>40</b>	Extractive	<b>74</b>	Turf farm
<b>8</b>	Building units	<b>41</b>	Child care excluding kindergarten	<b>75</b>	Sugar cane
<b>9</b>	Group titles	<b>42</b>	Hotel, tavern	<b>76</b>	Tobacco
<b>10</b>	Combination multi-dwelling and shops	<b>43</b>	Motels	<b>77</b>	Cotton
<b>11</b>	Shop single	<b>44</b>	Nurseries (plants)	<b>78</b>	Rice
<b>12</b>	Shops, shopping group (> 6 shops)	<b>45</b>	Theatres and cinemas	<b>79</b>	Orchards
<b>13</b>	Shopping group (2 to 6 shops)	<b>46</b>	Drive-in theatre	<b>80</b>	Tropical fruits
<b>14</b>	Shops, main retail (inner city)	<b>47</b>	Licensed clubs	<b>81</b>	Pineapple
<b>15</b>	Shops, secondary retail (fringe inner city, presence of service industry)	<b>48</b>	Sports clubs, facilities	<b>82</b>	Vineyard
<b>16</b>	Drive-in shopping centre	<b>49</b>	Caravan parks	<b>83</b>	Small crops and fodder (irrigated)
<b>17</b>	Restaurant	<b>50</b>	Other clubs (non-business)	<b>84</b>	Small crops and fodder (non-irrigated)
<b>18</b>	Special tourist attraction	<b>51</b>	Religious	<b>85</b>	Pigs
<b>19</b>	Walkway	<b>52</b>	Cemeteries including crematoria	<b>86</b>	Horses
<b>20</b>	Marina	<b>53</b>	(Secondary code – Commonwealth owned land)	<b>87</b>	Poultry
<b>21</b>	Residential institutions (non-medical care)	<b>54</b>	(Secondary code – state owned land)	<b>88</b>	Forestry and logs
<b>22</b>	Car parks	<b>55</b>	Library	<b>89</b>	Animals (special)
<b>23</b>	Retail warehouse	<b>56</b>	Showgrounds, racecourses, Airfields	<b>90</b>	(Secondary code – stratum)
<b>24</b>	Sales area outdoor	<b>57</b>	Parks and gardens	<b>91</b>	Utilities
<b>25</b>	Professional offices	<b>58</b>	Education including kindergarten	<b>92</b>	Defence force establishment
<b>26</b>	Funeral parlours	<b>59</b>	(Secondary code – local Government owned land)	<b>93</b>	Peanuts
<b>27</b>	Hospitals, convalescent homes (medical care private)	<b>60</b>	Sheep grazing	<b>94</b>	Vacant rural land (excluding 1 and 4)
<b>28</b>	Warehouses and bulk stores	<b>61</b>	Sheep breeding	<b>95</b>	Reservoirs, dams, bores
<b>29</b>	Transport terminal	<b>62</b>	Not allocated	<b>96</b>	Public hospital
<b>30</b>	Service station	<b>63</b>	Not allocated	<b>97</b>	Welfare homes, institutions
<b>31</b>	Oil depot and refinery	<b>64</b>	Cattle grazing, breeding	<b>98</b>	(Secondary code – concession under land valuation act 2010)
<b>32</b>	Wharves	<b>65</b>	Cattle breeding and fattening	<b>99</b>	Community protection centre
<b>33</b>	Builders and contractors yards	<b>66</b>	Cattle fattening		
		<b>67</b>	Goats		



## Change of Postal Address

The owner is responsible for promptly notifying Council – by email, mail, or phone – of any change to postal address where rates notices are to be sent. Failure to do so may result in a loss of discount.

## Recording a Change of Land Ownership

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 \$57.50 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 has applied a cap to the increase in general rates on Category 1 land. As a result the maximum general rate for each of those properties in 2023/24 is:

1. If the land was rated (regardless of category) for the whole of the 2022/23 financial year, the amount of the general rates levied for the property for that financial year (2022/23) plus 10%; or
2. If the land was rated (regardless of category) for only a part of the 2022/23 financial year, the corresponding annual amount of general rates that would have been levied for the property for the whole financial year (2022/23) plus 10%. The corresponding annual amount is calculated by converting the amount of general rates that was levied for the property to a daily amount, and then multiplying that daily amount by 365.

This is subject to the minimum general rate for Category 1 and the following conditions:

- Capping is not available retrospectively.
- When land becomes category 1 land after 1 July 2023, capping will apply from the date the categorisation of the land changes.

## Paying Your Rates

### Discount for Prompt Payment

Council offers a prompt payment discount to the General Rate, and the Nelly Bay Harbour Development Special Rates, upon full payment of all rates and charges, including arrears, by the discount date shown on the notice, as follows:

- a) Differential General Rating Category 1 – Residential principal place of residence – 10%
- b) Differential Rating Categories 2 through to 6 – 5%.

### 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

A concession is offered to approved pensioners equivalent to 85% of the general rate, up to a maximum of \$800 per annum. This will apply only if all rates and charges levied for the 2023/24 financial year are paid in full by 31 May 2024. A concession will also be extended on a pro-rata basis to eligible pensioners receiving less than a maximum qualifying pension.

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 8.17% per year, will be charged in the following circumstances:

- a) On all overdue rates and charges and is charged from 30 days after the due date until the date of payment.
- b) On approved pensioner rates and charges, levied for the 2023/24 financial year, that remain unpaid as at 30 June 2024, interest will be charged from 1 July 2024 until 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 Owning	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

## Special Rates

### Nelly Bay Harbour Development

The Nelly Bay Harbour Development Special Rate levy is applied to maintaining water quality in the canals, dredging the canals, maintaining the rock walls around the canal area and maintaining the sediment basin in Gustav Creek.

A special rate of zero cents in the dollar on the rateable value of the land applies to identified properties for the 2023/24 year.

### 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 2023/24	
Bluewater	\$55
Rupertswood	\$50
Rangewood, Saunders Beach	\$45
Clevedon, Cungulla	\$40
Horseshoe Bay	\$37
Bluewater Estate, Paluma	\$35
Black River, Lime Hills-Elliott, West Point	\$30
Majors Creek, Rollingstone	\$25
Oak Valley	\$20
Nome Valley	\$10

## Water Utility Annual Charges

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

### Standard Plan

- \$942 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 \$3.61 per kL will apply for all consumption over the allowance of 772kL during the consumption year.

### Water Watcher Plan

- \$431 per year fixed annual access for each dwelling, home unit, flat or lot, including undeveloped vacant land
- Water consumption charged at \$1.73 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:

- a) by application to Council during the water plan opt in period of 31 July to 27 August 2023; or
- b) 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 \$448 each year fixed annual access charge for each lot including undeveloped land and water consumption charged at \$3.52 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.

### Non-Contributing Consumers

Where the applicable contribution to Council's water supply under Council's planning policies has not been received, an additional surcharge of \$0.65 per kL on the actual consumption from Council's Water Supply Scheme will apply. The surcharge will be added to the Water Watchers Plan charge or the Standard Plan charge.

### 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.

Residential – each dwelling, home unit, flat or lot	\$822
Residential undeveloped land – each lot	\$738
Non-residential – each pedestal	\$964
Non-residential undeveloped land – each lot	\$868

**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 \$609 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. 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	\$1,386
2	\$738
3	\$538
4	\$291
5	\$191
6	\$91

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

Discharge Category Volume Charge (\$/KL)	
Category 1.1	\$2.11
Category 1.2	\$1.87
Category 1.3	\$1.72
Category 1.4	\$1.50
Category 1.5	\$2.11
Category 2.0	\$2.27

Category 2.0 Pollutant Charges	
Chemical Oxygen Demand (COD) (kg)	\$1.21
Suspended Solids (Kg)	\$1.14
SO4	\$0.65

**Note:** Trade Waste discharge volume = (Water consumption – Allowances) x discharge factor.

Allowance Type	Allowance Volume
Pedestal	60kL each pedestal

### 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 Charge	
240L waste and 240L recycle wheelie bin	\$241
240L waste and 360L recycle wheelie bin	\$241
140L waste and 240L recycle wheelie bin	\$231
140L waste and 360L recycle wheelie bin	\$262
Additional permanent 240L wheelie bin	\$171
Additional permanent 140L wheelie bin	\$160
Additional permanent 240L recycle wheelie bin	\$72
Additional permanent 360L recycle wheelie bin	\$103

**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 \$173 for a 240L waste wheelie bin service and \$162 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	Charge
Waste 140L wheelie bin	\$207
Waste 140L Wheelie Bin includes QLD Govt Waste Levy Service Fee	\$269
Waste 240L wheelie bin	\$213
Waste 240L wheelie bin includes QLD Govt Waste Levy Service Fee	\$327
Recycling 240L wheelie bin	\$104
Recycling 360L wheelie bin	\$155

Council receives an annual payment of \$6,146,825 from the State Government to partially offset increased residential waste costs and reduce the direct impact of the State Waste Levy on households.

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.

A fixed annual local waste management levy of \$62 will be charged for the provision of one hard rubbish collection for each eligible property and access to free green waste disposal and free recyclables drop off at Council's waste facilities and wheelie bin repairs/replacements. The levy will apply to each dwelling, home unit or flat which is:

- classified as Category 1, 2 and 3a to 3k for rating purposes; and
- inside or outside the defined waste collection area.

The levy does not apply to undeveloped land.

## Queensland State Government Emergency Management, Fire and Rescue Levy

### QFES Levy 2023/24

	Class 'A' – Mainland	CLASS 'D' – Magnetic Island	CLASS 'E' – Other
Group 1	\$66.20	\$29.20	\$29.20
Group 2	\$243.40	\$119.00	\$119.00
Group 3	\$591.60	\$292.80	\$292.80
Group 4	\$1,188.80	\$591.60	\$591.60
Group 5	\$1,957.00	\$972.40	\$972.40
Group 6	\$3,510.40	\$1,752.20	\$1,752.20
Group 7	\$5,732.20	\$2,863.20	\$1,752.20
Group 8	\$8,769.00	\$4,382.40	\$1,752.20
Group 9	\$15,565.20	\$7,778.60	\$1,752.20
Group 10	\$31,962.00	\$15,978.40	\$1,752.20
Group 11	\$54,110.00	\$27,050.40	\$1,752.20
Group 12	\$100,035.60	\$50,014.80	\$1,752.20
Group 13	\$114,674.00	\$57,332.60	\$1,752.20
Group 14	\$172,016.60	\$86,003.40	\$1,752.20
Group 15	\$286,694.80	\$143,344.00	\$1,752.20
Group 16	\$477,833.80	\$238,914.00	\$1,752.20


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](https://qfes.qld.gov.au)

#### For More Information

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