RATES AND CHARGES 2025-2026

Differential Rating

At the Special Budget Meeting held on Wednesday 3 July 2024, Council resolved that a system of differential rating be applied to all the rateable land in the Shire for the year ending Tuesday 30 June 2026, as provided by the *Local Government Act 2009* and Local Government Regulation 2012.

Council is required to raise sufficient revenue it considers appropriate to maintain general assets and provide services to the community including the costs of governance and administration of Council. Council will use a system of differential rating for 2025-2026. Differential rating provides equity through recognising:

- Significant variation in valuations and level of rating in the same classes of land resulting from the revaluation of the local government area;
- The level of services provided to that land and the cost of providing the services compared to the rate burden that would apply under a single general rate;
- The use of land in so far as it relates to the extent of utilisation of Council's services; and
- Relative valuations between different types of land.

Council has identified on the Rates Notice the category in which your land is included. The following are the various categories, which have been adopted by Council.

CATEGORY (Section 81)	**DESCRIPTION** (Section 81)	**IDENTIFICATION** (Sections 81(4) and 81(5))	**RATE IN THE $**	**MINIMUM GENERAL RATE ($)**	**LIMIT** (Cap)
Residential B (Category 2)	Land used, or capable of being used for purpose of a single residential dwelling, which has a rating valuation between $0 and $82,999	Land having the land use codes of 01, 02, 04, 05, 06, 08, 09 or 72	0.014907	1,217.80	10%
Residential C (Category 3)	Land used, or capable of being used for purpose of a single residential dwelling, which has a rating valuation greater than $83,000	Land having the land use codes of 01, 02, 04, 05, 06, 08, 09 or 72	0.011947	1,447.40	10%
Multi Unit Residential (Category 4)	Land used, or capable of being used, for the purpose of multiple residential units	Land having the land use code of 03	0.016525	2,000.30	10%
Community Purposes (Category 7)	Land used for community purposes, including as a sports club or facility, cemetery, library, educational facility, religious institution, showground, racecourse, airfield, park, garden or for Commonwealth, State or Local Government purposes	Land having the land use codes of 48, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 96, 97 or 99	0.011194	1,618.40	10%
Commercial (Category 8)	Land used for commercial purposes, other than land included in Category 10	Land having the land use codes of 01, 04, 07, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 30, 41, 42, 43, 44, 45, 46, 47, 49, 91 or 92	0.019231	1,587.50	No Limit
Drive-In Shopping Centre (Category 10)	Land used for the purposes of a shopping centre with a gross floor area greater than 3,500 square metres	Land having the land use code of 16	0.024747	18,609.80	No Limit
Industrial (Category 11)	Land used for industrial purposes other than land included in Category 12, 14 and 15	Land having the land use codes of 01, 04, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, or 40	0.019231	1,649.60	No Limit
Quarries (Category 12)	Land used for the purpose of extractive industries or quarrying licensed for more than 5,000 tonnes of material other than land included in Category 11	Land having the land use code of 40	0.035331	7,964.70	No Limit
Island Land (Category 13)	Land located on Pelorus Island or Orpheus Island		0.022660	1,618.40	No Limit
Harbour Industries (Category 14)	Land used for the purpose of harbour industries including a bulk sugar terminal with a land area greater than five hectares	Land having the land use code of 39	0.058288	62,538.10	No Limit
Sugar Mills (Category 15)	Land used for the purposes of sugar milling operations	Land having the land use code of 35	0.101866	125,069.80	No Limit
Sugar Cane and Forestry (Category 18)	Land used for the purposes of growing sugar cane, or for forestry or logging	Land having the land use code of 75 or 88	0.030286	1,615.60	10%
Other Rural Land (Category 19)	Land used for rural purposes, other than land included in Category 18	Land having the land use codes of 60, 61, 64, 65, 66, 67, 68, 69, 70, 71, 73, 74, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 89, 90, 93, 94, or 95	0.010123	1,694.30	10%
Other Land (Category 20)	Land not included in any of the above Categories		0.010123	1,694.30	No Limit

Land Use Codes

01	Vacant Urban Land	**26**	Funeral Parlours	**51**	Religious	**78**	Rice
02	Single Unit Dwelling	**27**	Hospitals, conv homes (Medical care) (Private)	**52**	Cemeteries	**79**	Orchards
03	Multi Unit Dwelling (Flats)	**28**	Warehouse and Bulk Stores	**53**	Commonwealth Government	**80**	Tropical Fruits
04	Large Home Site-Vac	**29**	Transport Terminal	**54**	State Government [excludes a GOC]	**81**	Pineapples
05	Large Home Site – Dwg	**30**	Service Station	**55**	Library	**82**	Vineyards
06	Outbuildings	**31**	Oil Depot and Refinery	**56**	Showground, Racecourse, Airfield	**83**	Small Crops and Fodder Irrig
07	Guest House/Private Hotel	**32**	Wharves	**57**	Parks, Gardens	**84**	Small Crops and Fodder Non Irrig
08	Building Units – Primary use only	**33**	Builders yard, contractors	**58**	Educational include Kindergarten	**85**	Pigs
09	Group Title – Primary use only	**34**	Cold Stores – Ice Works	**59**	Local Government	**86**	Horses
10	Comb. Multi Dwelling and Shops	**35**	General Industry	**60**	Sheep Grazing – Dry	**87**	Poultry
11	Shop Single	**36**	Light Industry	**61**	Sheep Breeding	**88**	Forestry and Logs
12	Shops – group (more than 6 shops)	**37**	Noxious/Offensive Industry	**64**	Breeding	**89**	Animal Special
13	Shopping group (2 to 6 shops)	**38**	Advertising-Hoarding	**65**	Breeding and Fattening	**90**	Stratum
14	Shops – Main Retail (Central Business District)	**39**	Harbour Industries	**66**	Fattening	**91**	Transformers
15	Shops – Second Retail (Fringe central business presence of service ind)	**40**	Extractive	**67**	Goats	**92**	Defence Force Estab
16	Drive in Shopping Centre	**41**	Child Care ex K/garten	**68**	Milk – Quota	**93**	Peanuts
17	Restaurant	**42**	Hotel/Tavern	**69**	Milk – No Quota	**94**	Vacant Rural Land (Excl 01 and 04)
18	Special Tourist Attraction	**43**	Motel	**70**	Cream	**95**	Reservoir, dam, bores
19	Walkway	**44**	Nurseries (Plants)	**71**	Oil Seed	**96**	Public Hospital
20	Marina	**45**	Theatres Cinemas	**72**	Section 25 Vain	**97**	Welfare Home/Institution
21	Residential Institution (Non Medical care)	**46**	Drive-in Theatre	**73**	Grains	**98**	Concessional Unit [Sec 17 Valuation of *Land Act 1944*]
22	Car Parks	**47**	Licensed Club	**74**	Turf Farms	**99**	Community Protection Centre
23	Retail Warehouse	**48**	Sports Clubs/Facilities	**75**	Sugar Cane		
24	Sales area outdoor (Dealers, boats, cars etc)	**49**	Caravan Park	**76**	Tobacco		
25	Professional Offices	**50**	Other Clubs (Non Business)	**77**	Cotton		

Legal Parameters

By virtue of the provisions of Section 88 of the Local Government Regulation 2012, you are hereby notified as follows:

- Your land has been categorised by Council and if you consider that as at the date of the issue of this Notice, your land should, having regard to the criteria adopted by Council, have been included in another of the categories listed in this statement you may object to Council against the categorisation of this land by posting or lodging with the Chief Executive Officer, PO Box 366, INGHAM QLD 4850, a Notice of Objection in the prescribed form within 30 days of this date;
- That the only ground on which you may so object is that your land should, having regard to the criteria adopted by Council, have been included in some other Category;
- That where the objection is allowed and the land is taken to have been included in that Category claimed by the objector as at the date of issue of this Rates Notice an adjustment of the amount of Rates levied or, as the case may be, the amount of Rates paid shall be made; and
- That the posting to or lodging of an objection with Council shall not in the meantime interfere with or affect the levy and recovery of the Rates referred to in this Rates Notice.

Limitation on Increases in Rates and Charges

As identified in Column 6 of the table above, Council has decided to apply capping to the following rating categories.

As at Tuesday 1 July 2025 these categories will not exceed the amount of general rates levied for the property for the previous year plus a percentage increase resolved by Council.

- Residential B;
- Residential C;
- Multi Unit Residential;
- Community Purposes;
- Sugar Cane and Forestry; and
- Other Rural Land.

This is subject to a minimum rate for each category and the provisions set out below.

Provisions for Capping of General Rates

- Land which is sold during 2024-2025 is not eligible for capping in 2025-2026. Capping may then be re-applied during 2026-2027; and
- Capping does not apply in the year, or the following financial year, where the land use is changed from an 'uncapped' category to a 'capped' category.

Cleansing Charges

A kerbside refuse collection is provided to all parts of the declared waste area for occupied land used for residential purposes. The cost of performing the function of cleansing by the removal of garbage will be funded by the Cleansing Utility Charge.

In the defined waste collection area, the following domestic waste collection charges shall apply for the 2025-2026 financial year:

- Rateable Land - $303.08 per annum for provision of a 240 litre Mobile Garbage Bin (MGB) of a domestic waste collection service per week and a 240 litre MGB recyclable waste collection service per fortnight;
- Recycling bin Upgrade - Council will exchange the 240 litre MGB with a 360 litre MGB. The upgraded bin will add $60.22 to the annual charge.
- Non-Rateable Land - 1st service - $487.18 per annum for provision of a 240 litre MGB of a domestic waste collection service per week and a 240 litre MGB recyclable waste collection service per fortnight;
- Additional services - $303.08 per annum for provision of 240 litre MGB of a domestic waste collection service per week and a 240 litre MGB recyclable waste collection service per fortnight;
- Additional Services - An additional weekly 240 litre domestic waste collection service only will be provided at a charge of $235.92 per annum; and
- An additional fortnightly 240 litre recyclable waste collection service will be provided at a charge of $165.58 per annum.

Waste Management Levy

$202.52 per annum is levied on all rateable assessments.

This charge is to assist Council to manage and operate refuse tips including remediation costs, refuse transfer stations, green waste processing and the attendant environmental considerations implemented to meet environmental licensing and control standards.

Water Charges

Water will be assessed on the following basis:

- A Consumption Charge of $1.17 per kilolitre will be levied on the metered water consumption for all properties in the supply area in the 2025-2026 financial year, with a minimum charge of $5.00 per meter;
- Water meters are read twice per year from October to December (half year reading) and April to June (end of year reading); and
- The charge for consumption shall be payable in addition to the Water Base Charge.

The Water Base Charge component of $476.34 per annum shall be levied as follows:

WATER BASE CHARGE CALCULATIONS	
Each separate Parcel of Land without a water connection in the supply area	One Base Charge for each separate parcel of land
Multiple residential uses for which there are not separately metered connections	One Base Charge for each separate residential use
20mm Meter	1.0 multiplied by the Base Charge
25mm Meter	1.5 multiplied by the Base Charge
32mm Meter	2.5 multiplied by the Base Charge
40mm Meter	4.0 multiplied by the Base Charge
50mm Meter	6.5 multiplied by the Base Charge
80mm Meter	17.0 multiplied by the Base Charge
100mm Meter	26.0 multiplied by the Base Charge
150mm Meter	59.0 multiplied by the Base Charge

Sewerage Charges

The Sewerage Charge is levied on a tenement basis and is priced to recover the costs of constructing, operating, maintaining and managing the sewered areas of the Shire.

The charge for sewerage service is based on full cost pricing model to recover the cost of the service including overheads and an appropriate return.

The amount of the charge of $950.90 per tenement, per annum assessed with the following scale, applies to particular premises provided with sewerage or Council is agreeable to accept sewerage from such premises.

SEWERAGE UNIT SCALE

Use to Which Land is Put Whether Occupied or Not	Tenements
Aged Persons Complex - 7 per beds	2
Ambulance Station Complex	4
Caravan Park	3
Child Day Care Centre/Kindergarten/Respite Centre	2
Church/Hall or Welfare Club	1
Court House	4
Closed Processing Plant	3
Dwelling House	1
Fire Station Complex	4
Flats each	1
Forestry Administration Centre	2
Hall (AAFC Cadets)	1
Hospital	24
Hotel/Tavern	9
Hotel Accommodation/Backpackers per 7 rooms	0.5
Ingham TAFE/Library Complex	11
Licensed Social Club	5
Licensed Sporting Club	3
Licensed Nightclub	5
Lucinda Wanders Holiday Park	11
Medical Centre	4
Motel - Small (Rooms < 10)	3
Motel - Medium (Rooms 10-25)	9
Motel - Large (Rooms > 25)	10
Multi-tenancy Premises - per shop or office	1
Nurses Quarters Complex	9
Ozcare Canossa Home	24
Police Station Complex	2
Processing/Packaging Plant	7
Rooming House	1
Railway	3
Recreation/Sporting Club	1
Restaurant	2
Racecourse	2
Sawmill - Small	3
Sawmill - Large	6
School < 30 pupils	2
School < 100 pupils	7
School < 400 pupils	11
School > 400 pupils	14
Self-contained Single Bedroom Accommodation Unit	1
Shop or Office	1
Service Station	1
Supermarket - Medium	3
Supermarket - Large	9
Theatre	3
Vacant Lot	1
Use not otherwise listed	1

Rate Rebate and Concessions

Pensioners

A rate subsidy is available for approved pensioners as follows:

- The State Government and Council both grant a subsidy/concession of 20% with a maximum of $200 per annum which means a total of 40% up to an annual maximum of $400 off your general rates; and
- Full particulars of the State Government and Council Subsidy Scheme may be obtained from the Revenue Team.

Pensioner Concession Application forms can be found on Council's website, *Rates and Charges* page.

Not for Profit Community Organisations

Not for Profit Community Organisations may be entitled to a Rate Concession.

Application forms and conditions regarding the concessions are available from Council's website, *Rates and Charges* page or from Council's Revenue Team at Council's Main Office located at 25 Lannercost Street Ingham.

Interest Charge

It is Council's policy to ensure that the interest of ratepayers are protected by discouraging the avoidance of responsibility for payment of rates and charges when due.

To this end, Council will impose interest on rates and charges from the day they become overdue.

The rate of interest to be charged on overdue rates and charges shall be 12.12% compound interest charged at daily rests.

The interest rate will be the maximum rate prescribed in the Local Government Regulation 2012.

Periodic Payments

In Arrears

Council will allow landowners who are unable to pay their rates by the due date to enter into a payment arrangement to make periodic payment towards arrears following the levy of the rates and charges.

Such arrangements should be submitted utilising the Application to Pay Rates by Periodic Payment form on Council's website, *Rates and Charges* page, or at Council's Main Office located at 25 Lannercost Street Ingham.

For further information, please contact Council's Revenue Team.

In Advance

Landowners can make payments in advance towards future rates and charges at any time.

Rate Recovery

Council's *Rate Recovery Policy* provides details of Council's position regarding overdue rates and charges.

Issue of Notices

Notices for the 2025-2026 financial year will be issued six monthly.

Time Within Which Rates Must be Paid

Rates and charges must be paid by the due date, with the due date being Tuesday 30 September 2025 and Tuesday 31 March 2026.

Queensland State Government Emergency Management

Fire and Rescue Levy

The Emergency Management, Fire and Rescue Levy is a Queensland State Government levy. Hinchinbrook Shire Council acts as a collection agent only.

A State Government subsidy is available to approved pensioners.

Further information is available on the Queensland Fire and Emergency Services website *www.qfes.qld.gov.au*.

Construction of Brown Lane Special Rate

Council will levy a $2,000 special rate per annum to three benefited landowners described as Lot 11 SP288756, Lot 1110 SP272679 and Lot 12 I22433 over 20 financial years to repay capital costs for the construction of a new service road.

This Special Charge will cease 2036-2037.

Rural Fire Brigade Special Charge

The special charge is levied on rateable lands serviced by the rural fire brigades listed below.

This is for the purpose of providing these voluntary service brigades with the financial resources to acquire and maintain fire fighting equipment.

For further information regarding the Rural Fire Brigade Special Charge, please visit Queensland Fire Department's website *www.fire.qld.gov.au/compliance-and-planning/em-levy*.

Special Charges	
Location	**Annual Charge**
Crystal Creek	$0
Bambaroo	$10
Seymour	$20
Stone River	$30
Toobanna	$20

Payments

Payment options are included on each Rate Notice and can also be found on Council's website, *Make a Payment* page.

Agencies

Council uses Agencies BPAY, BPOINT and Australia Post.

By Mail

Payments received through the post.

Cash Payments

Cash payments only will be rounded to the nearest five cents.

Direct Debit

Council offers direct debit agreements to suit your circumstances with regular payments being debited to your nominated bank account at set regular times.

Contact the Council's Revenue Team to discuss entering into a direct debit agreement.

Payments in Advance

Council accepts payments in advance towards future rates and charges. Payments can be made at any time for any value.

Interest is not payable on any credit balances held.

Change of Address

Council encourages ratepayers to ensure all contact details are up to date.

To update your postal address, please visit Council's website, *Rates and Charges* page or visit Council's Main Office located at 25 Lannercost Street Ingham.

Electronic Rate Notices

To receive your Rate Notice electronically, please visit Council's website, *Electronic Rate Notices* page, or scan the QR Code to complete the online registration form.