

Is your residential property owner occupied?

If you live at your property and the current general rate category on page 2 of your notice is not owner occupier, you may need to complete a Principal Place of Residence Declaration Form with Council. A declaration must be approved by Council to claim the Owner Occupier General Rate Category for residential properties. Residential properties owned under trust, or a company do not qualify under Council's Policy. Only 1 property in the region can be claimed as owner occupier status.

Are your details up to date with Council?

Ensure your postal address, email address and phone number recorded with Council are up to date. *Note:* if you change your address for Rate Notices with Council, a confirmation letter will be issued, and you may be asked to complete a Principal Place of Residence Declaration Form. If the property is your principal place of residence, you need to return the declaration by the requested date, to ensure the correct general rating category is applied.

What is Rates Capping?

Rates capping is used to limit the increase of the general rate for this financial year, compared to the general rate for last financial year to a particular percentage. The limitation on increase for each general rate category is detailed in Council's Budget Documents. Scan the QR Code below to visit Council's website for further information.

How many rate notices will I receive?

Council will issue three (3) rate notices a year and each notice will have a 30-day payment time frame. These notices will be issued in;

- period 1 July 2025 to 31 October 2025 - in July 2025;
- period 1 November 2025 to 28 February 2026 - in November 2025;
- period 1 March 2026 to 30 June 2026 - in March 2026.

Compound interest is payable on all overdue rates at 8% P.A.

What are Payments and Adjustments?

The "Payments and Adjustments" line in the Notice Summary section of your rate notice details any payments or adjustments made since the Opening Balance date of the previous notice. If multiple payments are made during this period these will be totalled along with any adjustments, such as interest charges.

How much is the pensioner concession?

Holders of a Queensland Pensioner Concession Card (issued by Centrelink or the Department of Veterans' Affairs) or a Queensland Department of Veterans' Affairs Health Card for all conditions (Gold Card), who live in their own home may be eligible for concession. **Health Care Card, Queensland Seniors Card or Seniors Business Discount Card types are not eligible to receive a rates concession.**

The State Government Pensioner Subsidy Scheme allows a 20% concession on Rates and Charges and the State Government Emergency Management Levy – to a maximum of \$200, \$50.32 for Urban Fire and \$24.60 on Rural Fire per annum. Council has adopted to follow the rules set out by the Pensioner Subsidy Scheme and offers a \$200.00 concession on rates and charges to eligible applicants.

Do I need to submit a new Application for Pensioner Concession on Rates form if I move to a new property?

Yes, a new form is required to authorise Council to verify your eligibility with Centrelink at your new property. Your pension is **not** automatically applied to your new property.

What is the State Government Emergency Management Levy?

This charge authorised by the Fire Services Act 1990 is administrated and collected by Council on behalf of the Queensland Fire Department (QFD). Payment must be made to your Local Government as requested. All parcels of land attract the State Emergency Management levy. **Any queries should be directed to QFD on 13 QGOV (13 74 68) or visit fire.qld.gov.au.**

What is the Disaster Management and Resilience Levy?

The Disaster Management Levy is charged for the purposes of developing and maintaining a capacity for disaster management planning and operations as outlined in Council's Disaster Management and Resilience Levy Policy.

Who determines my land valuation?

The State Government's Department of Resources Valuer-General is responsible for valuing all properties in the region. **Any valuation enquiries should be directed to Department of Resources on 13 QGOV (13 74 68) or visit resources.qld.gov.au.**

How is my water consumption charged?

The amount you are charged is in line with Council's adopted budget and reflects the charge per kilolitre at the time of the rate notice, not when the water was consumed. Water consumption is charged based on usage and will be charged at the price applicable for the billing date. For example, the rate notice you receive in July will have your water consumption billed at \$2.39. For the rate notice you receive in November and March the water consumption charge will be \$2.61.

Why is there more than one water meter on my rate notice?

Some properties have a shared meter which will show on the rate notice and will be charged according to the lot contribution percentage.

Why is my vacant land charged for utility services that are not being used?

A vacant lot is required to contribute to the cost recovery for supplying and maintaining infrastructure for utility services available to the property, including water, wastewater and waste.

Can I pay my rates in advance?

Yes, Council allows you to pay as much and as frequently as you choose. Ratepayers need to ensure that payment of the notice amount, by the due date displayed on each notice is received by Council, to avoid the property having overdue amounts. Weekly, fortnightly, monthly or due date direct debit options are available through Council. To set up a direct debit or find out more information, please visit Council's website.

What if I have sold my property?

Council updates property ownership records when notified by The Titles Office. It can take up to six weeks after settlement for Council to receive and process new ownership details. If you have recently sold your property and receive a rate notice, Council recommends that you contact your conveyancer to confirm the rates adjustments completed at the time of settlement.

For more information on Council's budget or Rates and Charges please visit our website



RATING CATEGORY STATEMENT 2025/26

Statement as required by section 88 of the *Local Government Regulation 2012* (QLD). The category of your property is listed on page 2 of your rates notice and should be checked for accuracy each time a notice is issued.

Questions about your property's rating category?

If you consider your property has been incorrectly categorised, you must give Council written notice of your objection within 30 days of the issue of the rate notice, nominating the rating category the land should have been included in. The only grounds for objection are that your land should have been included in another rating category at the date of issue of the rates notice. Rates and charges are still due and payable by the due date. If the differential category is altered as a result of an objection, a rates adjustment will be made at that time. If the objection is denied, an appeal to the Chief Executive Officer's, or delegate's, decision can be lodged with the Land Court under section 92 of the *Local Government Regulation 2012* (QLD).

Differential Category and Description

RESIDENTIAL

1a	Residential Owner Occupier – Urban Land used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s. The single residential dwelling or home unit may also be used as a home based business or bed and breakfast.
1b	Residential Owner Occupier – Non-Urban Land used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s. The single residential dwelling or home unit may also be used as a home based business or bed and breakfast.
2a	Residential Non-Owner Occupier – Urban Land used solely for a single residential dwelling or home unit, which is not the principal place of residence of the owner/s. The single residential dwelling or home unit may also be used as a home based business or bed and breakfast. Where more than one property is owned by the same person/s, residing in the Fraser Coast Regional Council boundary, only one (1) property shall have the principal place of residence status.
2b	Residential Non-Owner Occupier – Non-Urban Land used solely for a single residential dwelling or home unit, which is not the principal place of residence of the owner/s. The single residential dwelling or home unit may also be used as a home based business or bed and breakfast. Where more than one property is owned by the same person/s, residing in the Fraser Coast Regional Council boundary, only one (1) property shall have the principal place of residence status.

VACANT LAND

3a	Residential Vacant Land/Other – Urban Vacant land and other land, other than the land as defined in Category 1a to 2b or 3b to 9s.
3b	Residential Vacant Land/Other – Non-Urban Vacant land and other land other than the land as defined in Category 1a to 3a or 3c to 9s.
3c	Limited Development (Constrained Land) Vacant Land – Urban Vacant Land zoned Limited Development (Constrained Land) in Council's Planning Scheme 2014.
3d	Limited Development (Constrained Land) Vacant Land – Non-Urban Vacant Land zoned Limited Development (Constrained Land) in Council's Planning Scheme 2014.
4a	Concessional Subdivided Land – Urban Vacant land receiving a subdivider discounted valuation for the discounted valuation period, denoted by the Primary Land Use Code 72 as <i>Subdivided land – (LG rates valuation discount)</i> .
4b	Concessional Subdivided Land – Non-Urban Vacant land receiving a subdivider discounted valuation for the discounted valuation period, denoted by the Primary Land Use Code 72 as <i>Subdivided land – (LG rates valuation discount)</i> .
5a	Commercial Vacant Land – Urban Vacant land zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council's planning scheme.
5b	Commercial Vacant Land - Non-Urban Vacant land zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council's planning scheme.

COMMERCIAL/INDUSTRIAL

6a	Commercial/Industrial – Urban Land used for commercial, business, industrial, accredited nursing care facilities that do not provide independent living as part of the complex or other similar purposes not included in any other category. The land may also contain a single residential dwelling.
6b	Commercial/Industrial – Non-Urban Land used for commercial, business, industrial, accredited nursing care facilities that do not provide independent living as part of the complex or other similar purposes not included in any other category. The land may also contain a single residential dwelling.
6c	Commercial – Large Retail – Urban Land used as a Large Shopping Centre with a minimum land area of 2.5 hectares with a rateable valuation that is equal to or less than \$20,000,000.
6d	Commercial – Large Retail – Urban Land used as a Large Shopping Centre with a minimum land area of 2.5 hectares with a rateable valuation that is greater than \$20,000,000.

Urban land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Non-Urban land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Differential Category and Description	
PRIMARY PRODUCTION	
7a	<p>Primary Production</p> <p>Land being used for primary production purposes denoted by primary land use codes 60 to 71 inclusive, 73 to 89 inclusive or 93, excluding land exclusively zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council's planning scheme.</p>
MULTI-RESIDENTIAL – FLATS/RESIDENTIAL RESORTS/OTHER	
8a	<p>2-10 ILUs</p> <p>Land used for Flats, Residential Resorts, or other similar purposes not included in any other category. The land in this category contains 2 to 10 Independent Living Units.</p>
8b	<p>11-19 ILUs</p> <p>Land used for Flats, Residential Resorts, or other similar purposes not included in any other category. The land in this category contains 11 to 19 Independent Living Units.</p>
8c	<p>20-39 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 20 to 39 Independent Living Units.</p>
8d	<p>40-59 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 40 to 59 Independent Living Units.</p>
8e	<p>60-79 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 60 to 79 Independent Living Units.</p>
8f	<p>80-99 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 80 to 99 Independent Living Units.</p>
8g	<p>100-119 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 100 to 119 Independent Living Units.</p>
8h	<p>120-139 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 120 to 139 Independent Living Units.</p>
8i	<p>140-159 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 140 to 159 Independent Living Units.</p>
8j	<p>160-179 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 160 to 179 Independent Living Units.</p>
8k	<p>180-199 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 180 to 199 Independent Living Units.</p>
8l	<p>200-219 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 200 to 219 Independent Living Units.</p>
8m	<p>220-239 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 220 to 239 Independent Living Units.</p>
8n	<p>240-259 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 240 to 259 Independent Living Units.</p>
8o	<p>260-279 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 260 to 279 Independent Living Units.</p>
8p	<p>280-299 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 280 to 299 Independent Living Units.</p>
8q	<p>300-319 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 300 to 319 Independent Living Units.</p>
8r	<p>320-339 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 320 to 339 Independent Living Units.</p>
8s	<p>340-359 ILUs</p> <p>Land used for Flats, Residential Resorts or other similar purposes not included in any other category. The land in this category contains 340 to 359 Independent Living Units.</p>

Differential Category and Description	
MULTI-RESIDENTIAL – RETIREMENT VILLAGES/RESIDENTIAL PARKS/RESIDENTIAL SERVICES	
9a	2-10 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 2 to 10 Independent Living Units.
9b	11-19 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 11 to 19 Independent Living Units.
9c	20-39 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 20 to 39 Independent Living Units.
9d	40-59 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 40 to 59 Independent Living Units.
9e	60-79 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 60 to 79 Independent Living Units.
9f	80-99 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 80 to 99 Independent Living Units.
9g	100-119 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 100 to 119 Independent Living Units.
9h	120-139 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 120 to 139 Independent Living Units.
9i	140-159 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 140 to 159 Independent Living Units.
9j	160-179 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 160 to 179 Independent Living Units.
9k	180-199 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 180 to 199 Independent Living Units.
9l	200-219 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 200 to 219 Independent Living Units.
9m	220-239 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 220 to 239 Independent Living Units.
9n	240-259 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 240 to 259 Independent Living Units.
9o	260-279 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 260 to 279 Independent Living Units.
9p	280-299 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 280 to 299 Independent Living Units.
9q	300-319 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 300 to 319 Independent Living Units.
9r	320-339 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 320 to 339 Independent Living Units.
9s	340-359 ILUs Land used for Retirement Villages, Residential Parks, or Residential Services. The land in this category contains 340 to 359 Independent Living Units.