



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 amount. 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. Each notice will contain one third of all charges, along with the most recent water consumption reading if applicable. Each notice will have a 30 day payment time frame.

These notices will be issued as follows;

- period 1 July 2024 to 31 October 2024 - in July 2024;
- period 1 November 2024 to 28 February 2025 - in November 2024;
- period 1 March 2025 to 30 June 2025 - in March 2025.

What if I have sold my property?

Council updates property ownership records when notified by the Department of Resources. 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 by them at the time of settlement.

Can I still pay my rates in advance?

Yes, Council allows you to pay as much and as frequently as you choose. Payment can be made for the full annual amount shown on your notice. Annual amounts however do not include water consumption, and separate payments need to be made for these amounts. Please note that changes to charges can occur between notice issue and if paying annually, this needs to be monitored by the Ratepayer. Properties with credit balances will continue to receive rate notices each cycle. You can also set up a free direct debit with weekly, fortnightly, or monthly instalments or choose to have the total balance deducted on the due date.

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.

How much is the pensioner concession?

Council allows a Pensioner Concession up to \$200 for pensioners living in and owning their own home and property, who are 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).

The State Government Pensioner Subsidy Scheme allows a 20% concession on Rates and Charges and the State Government Emergency Management, Fire & Rescue Levy. The maximum allowable is \$200 for Rates and Charges, \$48.68 for Urban or \$23.80 for Rural in relation to the State Government Emergency Management, Fire & Rescue Levy.

Please note that a Health Care Card, Queensland Seniors Card or Seniors Business Discount Card are not eligible to receive a concession.

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, Fire & Rescue Levy?

This charge authorised by the Fire and Emergency 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 qfes.qld.gov.au.**

What is the Disaster Management 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 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.**

Why should I complete a PPR Declaration Form?

If you change your address, Council needs to ensure you are still living at your nominated Principal Place of Residence and the property is in the correct general rating category.

How is my water consumption charged?

The amount you are charged is in line with Council's adopted budget and reflects 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. In consideration of this timing, the cents per kilolitre charge is not increased until the second rate cycle. For example, the rate notice you receive in July will have your water consumption billed at \$2.23. For the rate notice you receive in November and March the water consumption charge will be \$2.39.

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 using Credit Card?

Yes, Council accepts payment with MasterCard and Visa. Payment can be made online, over the phone or in person. Payments can also be made at any Australia Post Office. There is no surcharge for credit card payments. Please see your notice for details.

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



RATING CATEGORY STATEMENT 2024/25

Statement as required by section 88 of the *Local Government Regulation 2012*. The category of your property is listed on page 2 of your rates notice.

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.

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	Primary Production 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.
MULTI-RESIDENTIAL – FLATS/RESIDENTIAL RESORTS/OTHER	
8a	2-10 ILUs 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.
8b	11-19 ILUs 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.
8c	20-39 ILUs 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.
8d	40-59 ILUs 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.
8e	60-79 ILUs 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.
8f	80-99 ILUs 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.
8g	100-119 ILUs 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.
8h	120-139 ILUs 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.
8i	140-159 ILUs 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.
8j	160-179 ILUs 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.
8k	180-199 ILUs 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.
8l	200-219 ILUs 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.
8m	220-239 ILUs 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.
8n	240-259 ILUs 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.
8o	260-279 ILUs 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.
8p	280-299 ILUs 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.
8q	300-319 ILUs 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.
8r	320-339 ILUs 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.
8s	340-359 ILUs 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.

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.