

Differential Rating

At the Special Budget Meeting held on Thursday 25 June 2026, Council resolved that a system of differential rating be applied to all the rateable land in the Shire for the year ending Wednesday 30 June 2027, 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 2026-2027. 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 \$ (Section 80)	MINIMUM GENERAL RATE (\$) (Section 77)	LIMIT (Cap) (Section 116)
Residential (Category 2)	Land used, or capable of being used for purpose of a single residential dwelling.	Land having the land use codes of 01, 02, 04, 05, 06, 08, 09 or 72.	0.011212	1,272.60	No Limit
Multi Units – 2 Units (Category 4)	Land used for the purpose of multiple residential units with 2 dwelling units within the one title.	Land having the land use code of 03.	0.017269	2,095.00	No Limit
Multi Units – 3 Units (Category 5)	Land used for the purpose of multiple residential units with 3 dwelling units within the one title.	Land having the land use code of 03.	0.017269	2,947.00	No Limit
Multi Units – 4 Units (Category 6)	Land used for the purpose of multiple residential units with 4 dwelling units within the one title.	Land having the land use code of 03.	0.017269	3,800.00	No Limit
Multi Units – 5 plus (Category 21)	Land used for the purpose of multiple residential units with 5 or more dwelling units within the one title.	Land having the land use code of 03.	0.017269	4,652.00	No Limit
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,-59, 96, 97 or 99.	0.011173	1,691.20	No Limit
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.	0.019862	1,658.90	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 sq. metres.	Land having the land use code of 16.	0.025861	19,447.00	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, 40.	0.019986	1,723.80	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.	0.034487	8,323.10	No Limit
Island Land (Category 13)	Land located on Pelorus Island or Orpheus Island.		0.011792	1,691.20	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 5 hectares.	Land having the land use code of 39.	0.060911	65,352.30	No Limit
Sugar Mills (Category 15)	Land used for the purposes of sugar milling operations.	Land having the land use code of 35.	0.106450	130,697.90	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.	0.031876	1,688.30	30%
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, 95.	0.010060	1,770.50	30%
Other Land (Category 20)	Land not included in any of the above categories		0.010060	1,770.50	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 Wednesday 1 July 2026 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.

- 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 2025-2026 is not eligible for capping in 2026-2027. Capping may then be re-applied during 2027-2028; 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 2026-2027 financial year:

- Rateable Land - \$333.40 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;
- Non-Rateable Land - 1st service - \$535.90 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 - \$333.40 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;
- An additional weekly 240 litre domestic waste collection service only will be provided at a charge of \$259.52 per annum; and
- An additional fortnightly 240 litre recyclable waste collection service will be provided at a charge of \$182.14 per annum.

Waste Management Levy

\$222.78 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 \$1.29 per kilolitre will be levied on the metered water consumption for all properties in the supply area in the 2026-2027 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 \$523.98 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 a full cost pricing model to recover the cost of the service including overheads and an appropriate return.

The Sewerage Charge component of \$993.70 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	
Land Use (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 Council's Revenue Team.

Pensioner Concession Application forms can be found on Council's website, [Rates Fees 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 Fees 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 interests 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 12.19% per annum of compound interest, charged daily.

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 Fees and Charges](#) page, or at Council's Main Office located at 25 Lannercost Street, Ingham.

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

Rate Recovery

Council's [Rate Recovery Policy](#) provides details of Council's position regarding overdue rates and charges.

Issue of Notices

Notices for the 2026-2027 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 Wednesday 30 September 2026 & Wednesday 31 March 2027.

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 more information regarding this special charge, please visit www.fire.qld.gov.au/compliance-and-planning/em-levy.

Rural Fire Brigade Special Charges	
Location	Annual Charge
Bambaroo	\$10
Crystal Creek	\$0
Seymour	\$20
Stone River	\$30
Toobanna	\$10

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 from your nominated bank account at set regular times.

Contact 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 Fees 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, [Rates Fees and Charges](#) page, or scan the QR Code to complete the registration form.

