

Rating Category Statement – 2026-27

The Cassowary Coast Regional Council at the Budget Meeting held on 25 June 2026, resolved that a system of differential general rating be applied to all the rateable land in the Region for the year ending 30 June 2027, as provided by the *Local Government Regulation 2012* and the *Local Government Act 2009*. 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 the Council. For the 2026-27 financial year, Council will include rateable land in forty-six (46) rating categories.

DIFFERENTIAL GENERAL RATES

Category		Description	Identification (Guidance only)	Rate in Dollar	Minimum General Rate (Annual)
1	Residential- RV <\$117,500	Land used, or capable of being used, for residential purposes with a total land area of less than 5ha and a rateable value (RV) of less than \$117,500, except land included in category 1A, 6-8 or 20-22.	Land with the following land use codes: 02, 05, 06, 08 and 09, or as otherwise identified by the CEO.	0.01598405	\$1,415
1A	Residential – Not Principal Place of Residence RV <\$117,500	Land used, or capable of being used, for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of less than 5ha and a rateable value (RV) of less than \$117,500, except land included in category 1B or 6-8 or 20-22.	Land with the following land use codes: 01, 02, 04, 05, 06, 08, 09 and 72 or, as otherwise identified by the CEO.	0.01758246	\$1,557
1B	Vacant – Not Principal Place of Residence RV <\$117,500	Vacant land capable of being used for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of <=0.2000ha and a rateable value (RV) of less than \$117,500, except land included in category 1A or, 6-8 or 20-22.	Land with the following land use codes: 01 and 72 or, as otherwise identified by the CEO.	0.01678325	\$1,486
2	Residential RV \$117,500– \$169,999	Land used, or capable of being used, for residential purposes with a total land area of less than 5ha and a rateable value (RV) of between \$117,500 and \$169,999, except land included in category 2A, 6-8 or 20-22.	Land with the following land use codes: 02, 05, 06, 08 and 09, or as otherwise identified by the CEO.	0.01238764	\$1,879
2A	Residential – Not Principal Place of Residence RV \$117,500– \$169,999	Land used, or capable of being used, for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of less than 5ha and a rateable value (RV) of between \$117,500 and \$169,999, except land included in category 2B or 6-8 or 20-22.	Land with the following land use codes: 01, 02, 04, 05, 06, 08, 09 and 72, or as otherwise identified by the CEO.	0.01362641	\$2,067
2B	Vacant – Not Principal Place of Residence RV \$117,500– \$169,999	Vacant land capable of being used for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of <=0.2000ha and a rateable value (RV) of between \$117,500 and \$169,999, except land included in category 2A or 6-8 or 20-22.	Land with the following land use codes: 01 and 72 or, as otherwise identified by the CEO.	0.01300703	\$1,973
3	Residential- RV \$170,000- \$219,999	Land used, or capable of being used, for residential purposes with a total land area of less than 5ha and a rateable value (RV) of between \$170,000- \$219,999, except land included in category 3A, 6-8 or 20-22.	Land with the following land use codes: 02, 05, 06, 08 and 09, or as otherwise identified by the CEO.	0.01158845	\$2,107
3A	Residential – Not Principal Place of Residence RV \$170,000- \$219,999	Land used, or capable of being used, for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of less than 5ha and a rateable value (RV) of between \$170,000 and \$219,999, except land included in category 3B or 6-8 or 20-22.	Land with the following land use codes: 01, 02, 04, 05, 06, 08, 09 and 72, or as otherwise identified by the CEO.	0.01274730	\$2,318
3B	Vacant – Not Principal Place of Residence RV \$170,000- \$219,999	Vacant land capable of being used for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of <=0.2000ha and a rateable value (RV) of between \$170,000 and \$219,999, except land included in category 3A or 6-8 or 20-22.	Land with the following land use codes: 01 and 72 or, as otherwise identified by the CEO.	0.01216787	\$2,213
4	Residential- RV \$220,000- \$319,999	Land used, or capable of being used, for residential purposes with a total land area of less than 5ha and a rateable value (RV) of between \$220,000- \$319,999, except land included in category 4A, 6-8 or 20-22.	Land with the following land use codes: 02, 05, 06, 08 and 09, or as otherwise identified by the CEO.	0.01078924	\$2,551
4A	Residential – Not Principal Place of Residence RV \$220,000- \$319,999	Land used, or capable of being used, for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of less than 5ha and a rateable value (RV) of between \$220,000 and \$319,999, except land included in category 4B or 6-8 or 20-22.	Land with the following land use codes: 01, 02, 04, 05, 06, 08, 09 and 72, or as otherwise identified by the CEO.	0.01186817	\$2,807
4B	Vacant – Not Principal Place of Residence RV \$220,000- \$319,999	Vacant land capable of being used for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of <=0.2000ha and a rateable value (RV) of between \$220,000 and \$319,999, except land included in category 4A or 6-8 or 20-22.	Land with the following land use codes: 01 and 72 or, as otherwise identified by the CEO.	0.01132870	\$2,679

Category		Description	Identification (Guidance only)	Rate in Dollar	Minimum General Rate (Annual)
5	Residential – RV > \$319,999	Land used, or capable of being used, for residential purposes with a total land area of less than 5ha and a rateable value (RV) greater than \$319,999, except land included in category 5A, 6-8 or 20-22.	Land with the following land use codes: 02, 05, 06, 08 and 09, or as otherwise identified by the CEO.	0.01038964	\$3,454
5A	Residential – Not Principal Place of Residence RV > \$319,999	Land used, or capable of being used, for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of less than 5ha and a rateable value (RV) greater than \$319,999, except land included in category 5B or 6-8 or 20-22.	Land with the following land use codes: 01, 02, 04, 05, 06, 08, 09 and 72, or as otherwise identified by the CEO.	0.01142861	\$3,800
5B	Vacant – Not Principal Place of Residence RV > \$319,999	Vacant land capable of being used for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of less than 0.2000ha and a rateable value (RV) greater than \$319,999, except land included in category 5A or 6-8 or 20-22.	Land with the following land use codes: 01 and 72 or, as otherwise identified by the CEO.	0.01090912	\$3,627
6	Residential – Multi Units (2-3)	Land used for two or three residential premises including, for example, detached houses, attached or detached townhouses, building units, flats, guest houses, and manufactured but movable homes (not being caravans).	Land with land use code 03 and as otherwise identified by the CEO.	0.01132870	\$2,194
7	Residential – Multi Units (4-5)	Land used for four or five residential premises including, for example, detached houses, attached or detached townhouses, building units, flats, guest houses, and manufactured but movable homes (not being caravans).	Land with land use code 03 and as otherwise identified by the CEO.	0.01132870	\$4,387
8	Residential Multi Units (6-7)	Land used for six or seven residential premises including, for example, detached houses, attached or detached townhouses, building units, flats, guest houses, and manufactured but movable homes (not being caravans).	Land with land use code 03 and as otherwise identified by the CEO.	0.01132870	\$6,368
9	Commercial & Other	Land located on the Australian mainland used for any of the following purposes:- commercial purposes, other than land which is included in category 13, 23 & 24; tourism attraction or facility; marina; car park; hospital or convalescent home; child care facility; manufactured homes; welfare home or institution; or defence force establishment.	Land with the following land uses codes: 07-27, 30, 41, 44-47, 92, 96-97 and 99 and as otherwise identified by the CEO.	0.02190149	\$2,151
9A	Commercial Vacant	Vacant land that is designated by Council's Planning Scheme, as follows: <u>Township Zone</u> - Innisfail and Tully Local Plan - Central Business Precinct, Business Fringe Precinct, Business Precinct. Mission Beach Local Plan - Business Precinct, Local Business Precinct. Cardwell Local Plan - Business Precinct. Villages Local Plan- Local Business Precinct	Land with the following land use codes: 01, 04, 08, 09, 72 and as otherwise identified by the CEO.	0.02190149	\$2,151
10	Industrial	Land used for industrial purposes, except land included in category 10A, 14 or 30.	Land with the following land use codes: 28-29, 31-39 and as otherwise identified by the CEO.	0.01776387	\$2,151
10A	Industrial Vacant	Vacant land that is designated by Council's Planning Scheme, as follows: <u>Township Zone</u> Innisfail, Mission Beach, Tully, Cardwell and Villages Local Plan- Industry Precinct	Land with the following land use codes: 01, 04, 08, 09, 72 and as otherwise identified by the CEO.	0.01776387	\$2,151
12	Special Uses	Land used for any of the following purposes:- sporting club; sporting facility; religious, including a place of worship; cemetery; library; showground; racecourse; airfield; parks and gardens; and education, including a place of instruction.	Land with the following land use codes: 48, 50-59 and as otherwise identified by the CEO.	0.01606498	\$2,151
13	Major Shopping Centre	Land used for commercial purposes where it is occupied or tenanted by:- one or more department stores; or a large grocery supermarket with major on-site parking facilities; or a multitude of shops/offices with major on-site parking facilities.	Land with the following land use codes: 12-16 and as otherwise identified by the CEO.	0.04494216	\$23,487
14	Sugar Mills	Land used for the purposes of sugar milling and any purpose ancillary to, associated with, or connected with sugar milling.	Land with land use code 35 and as otherwise identified by the CEO.	0.16101807	\$227,525
15	Other Residential	Land used, or capable of being used, for residential purposes, with a total land area of =>5ha, except land included in category 15A	Land with the following land use codes: 05, 06 and as otherwise identified by the CEO.	0.01226716	\$2,107

Category		Description	Identification (Guidance only)	Rate in Dollar	Minimum General Rate (Annual)
15A	Other Residential - Not Principal Place of Residence	Land that is either:- 1. Used, or capable of being used, for residential purposes, which is not the principal place of residence of the owner(s) , with a total land area of =>5ha; or 2. Not otherwise categorised.	Land with the following land use codes: 04, 05, 06, 08, 09, 94, 95 and as otherwise identified by the CEO.	0.01349388	\$2,317
16	Island Resorts- A	Land situated on Dunk Island, used for, or approved for use for, the purposes of tourist accommodation or a tourist facility/attraction.	Land with the following land use codes: 18, 42 and 43 and as otherwise identified by the CEO.	0.02651539	\$2,151
17	Island Resorts – B	Land situated on Bedarra Island or Hinchinbrook Island, used for, or approved for use for, the purposes of tourist accommodation or a tourist facility/attraction.	Land with the following land use codes: 18, 42 and 43 and as otherwise identified by the CEO.	0.01318792	\$2,151
18	Harbour Industries – A	Land used, as part of a harbour, for the purposes of a bulk terminal and/or bulk transportation other than land included within category 19.	Land with land use code 39 and as otherwise identified by the CEO.	0.11991022	\$2,151
19	Harbour Industries- B	Land used, as part of a harbour, for the purposes of a bulk terminal and/or bulk transportation for mineral resources and related products.	Land with land use code 39 and as otherwise identified by the CEO.	0.07462120	\$2,151
20	Residential – Multi Units (8-9)	Land used for eight or nine residential premises including, for example, detached houses, attached or detached townhouses, building units, flats, guest houses, and manufactured but movable homes (not being caravans).	Land with land use code 03 and as otherwise identified by the CEO.	0.01132870	\$8,490
21	Residential – Multi Units (10-11)	Land used for ten or eleven residential premises including, for example, detached houses, attached or detached townhouses, building units, flats, guest houses, and manufactured but movable homes (not being caravans).	Land with land use code 03 and as otherwise identified by the CEO.	0.01132870	\$10,613
22	Residential Multi Units (12+)	Land used for twelve or more residential premises including, for example, detached houses, attached or detached townhouses, building units, flats, guest houses, and manufactured but movable homes (not being caravans).	Land with land use code 03 and as otherwise identified by the CEO.	0.01132870	\$12,735
23	Accommodation/ Hotel/Tavern	Land used for hotels, motels, and other accommodation facilities, except land included in category 16 & 17.	Land with land use codes 42, 43, 49 plus 08 and 09 where applicable, and as otherwise identified by the CEO.	0.02205295	\$2,151
24	Transformers	Land used, or intended to be used, in whole or in part, for the purposes of transformers, electricity substations, communication facilities and telephone exchanges.	Land with land use code 91 and as otherwise identified by the CEO.	0.02207961	\$2,151
25	Sugar Cane	Land used for the purposes of growing sugar cane.	Land with land use code 75 and as otherwise identified by the CEO.	0.01942322	\$1,468
26	Livestock	Land used for the purposes of livestock.	Land with land use codes 60-70, 85-87 and as otherwise identified by the CEO.	0.01942322	\$1,468
27	Horticulture	Land used for the purposes of horticulture.	Land with land use codes 71, 73-74, 76-84, 93 and as otherwise identified by the CEO.	0.01942322	\$1,468
28	Forestry and Logging	Land used for the purposes of forestry and logging.	Land with land use code 88 and as otherwise identified by the CEO.	0.01942322	\$1,468
29	Aquaculture	Land used for the purpose of aquaculture.	Land with land use code 89 and as otherwise identified by the CEO.	0.01942322	\$1,468
30	Extractive	Land used for the extraction of minerals, resources, or other materials.	Land with land use code 40 and as otherwise identified by the CEO.	0.02303378	\$2,151
31	Battery Storage Facility	Land used or intended to be used, in whole or part, to store electricity by means of one (1) or a cluster of battery storage power stations	As identified by the Chief Executive Officer	0.18455000	\$37,714
32	Mining Lease/Claim	Land that is a mining lease or a mining claim used for prospecting, developing or use as a mine as defined in the <i>Mineral Resources Act 1989</i> , where the mining use employs <5 workers.	As identified by the Chief Executive Officer	0.09887850	\$2,151
33	Mining Lease/Claim	Land that is a mining lease or a mining claim used for prospecting, developing or use as a mine as defined in the <i>Mineral Resources Act 1989</i> , where the mining use employs 5-20 workers.	As identified by the Chief Executive Officer	0.47395950	\$72,000
34	Mining Lease/Claim	Land that is a mining lease or a mining claim used for prospecting, developing or use as a mine as defined in the <i>Mineral Resources Act 1989</i> , where the mining use employs >20 workers.	As identified by the Chief Executive Officer	0.94786650	\$144,000

Water Access Charge	Charge	Water Access Charge	Charge
20mm Connection	\$633	80mm Connection	\$7,242
25mm Connection	\$947	100mm Connection	\$12,070
32mm Connection	\$1,509	150mm Connection	\$15,086
40mm Connection	\$1,811	Access Charge*	\$633
50mm Connection	\$2,414	Unconnected water	\$633
Water Consumption – less than or equal to 300KL			\$1.44/KL
Water Consumption – more than 300KL			\$2.94/KL

* All lots without a Council meter that are able to be connected to Council water supply (excl. Body Corporate Common Property)

Sewerage Charge	Innisfail Sewerage Scheme	Tully & Mission Bch Sewerage Scheme	Port Hinchinbrook Sewerage Scheme
Residential	\$1,232	\$1,158	\$2,603
Non-Residential	\$1,232	\$1,158	\$2,603
Vacant	\$1,109	\$1,042	\$2,343
Additional Pedestal	\$1,023	\$961	\$2,160

Waste Utility Charges	
	Charge
Residential A: Standard service 1x 140L general waste collected weekly & 1x 240L recycled waste collected fortnightly	\$699
Residential A Multiple: Additional service (as above)	\$493
Residential B: Standard service 1x 240L general waste collected weekly & 1x 240L recycled waste collected fortnightly	\$869
Residential B Multiple: Additional service (as above)	\$663
Residential C: Standard service 1x 240L general waste bin collected weekly	\$765
Residential C Multiple: Additional service (as above)	\$559
Residential D: Rateable assessments with no kerbside collection	\$206
Additional Recycled Waste A: Additional 240L recycled waste collected on the same day as the standard recycled waste	\$104
Additional Recycled Waste A2: 2x additional 240L <i>recycling</i> bins collected per fortnight on the nominated collection day.	\$208
Additional Recycled Waste A3: 3x additional 240L <i>recycling</i> bins collected per fortnight on the nominated collection day.	\$312
	Charge
Non-Residential A: Standard service 1x 140L general waste collected weekly & 1x 240L recycled waste collected fortnightly	\$906
Non-Residential A Multiple: Additional service (as above)	\$700
Non-Residential C: Standard service 1x 240L general waste bin collected weekly	\$957
Non-Residential C Multiple: Additional service (as above)	\$751
Non-Residential D: Rateable assessments with no kerbside collection	\$206
Non-Residential A2: Non-Residential A Service 140L collected two times per week, and 240L collected two times per fortnight.	\$1,607
Non-Residential A3: Non-Residential A Service 140L collected three times per week, and 240L collected three times per fortnight.	\$2,307
Non-Residential C2: Non-Residential C Service that is collected two times per week	\$1,708
Non-Residential C3: Non-Residential C Service that is collected three times per week	\$2,459

Separate Charges & Special Charges	
Transport Infrastructure Levy (per annum)	\$193
Bilyana, Mena Creek & Kennedy Rural Fire Brigade Levy (per Assessment, per annum)	\$20
Cowley Beach & Murray Upper Rural Fire Brigade Levy (per Assessment, per annum)	\$25

Trade Waste Charges	
Access Fee: (per annum)	\$343
Volumetric Charge: Please contact Council for charges relating to Trade Waste	

IMPORTANT

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

- If you consider that as at the date of the issue of the Notice, your Land should, having regard to the description adopted by the Council, have been included in another of the Categories listed in this brochure, you may object against the categorisation of your land by posting to or lodging with the Cassowary Coast Regional Council, PO Box 887, Innisfail, 4860, a **Notice of Objection Against Categorisation** form within thirty (30) days of the date of issue of the Rate Notice (copies of the Form are available at Council's Offices listed below or on Council's website).
- The only ground on which you may object is that, having regard to the criteria determined by Council for categorising rateable land, your land should have been included, as at the date of issue of the rate notice, in another of the categories specified in the table, Differential General Rates.
- The posting to or lodging of a Notice of Objection with the Council shall not in the meantime interfere with or affect the levy and recovery of the Rates referred to in this Rate Notice.
- If, because of your Notice of Objection, the land is included in another Category, an adjustment of the amount of Rates levied or, the amount of Rates paid shall be made.
- The Category in which your land is included was identified by Cassowary Coast Regional Council.

DISCOUNT: A 5% discount applies to the general rate if paid in full within 30 days of the rate notice issue date, provided all overdue rates, charges, and interest are also fully paid by the close of business on the discount due date stated on the notice.

INTEREST: Council will charge compound interest at the rate of 12.19% per annum, calculated on daily rests, on all overdue rates and charges. Where Overdue Rates (Arrears) and/or interest are brought forward on the rate notice, additional interest will be payable at the time of payment.

PENSION RATE CONCESSION: Ratepayers who are holders of a Queensland Pension Concession card or the DVA Gold Card may be entitled to a State Government Pensioner Rate Subsidy and/or a Council Pensioner Rate Remission. Application forms and conditions are available from Council or by following the link on Council's website – www.cassowarycoast.qld.gov.au/rates

PAYMENT OPTIONS: Refer to your rate notice in regard to the payment options available.

CHANGE OF POSTAL ADDRESS: Notification of Change of postal details **must** be lodged in writing. Alternatively, a **Change of Address Form** is available from Council or by following the link on Council's website - www.cassowarycoast.qld.gov.au/rates
Ratepayers that receive more than one rate notice must advise Council of all properties that the change will affect.

PAYMENT ARRANGEMENTS: Council offer a self-service payment platform for property owners who are unable to pay their rates by the due date to enter into an agreed payment arrangement. Please scan the QR code on the front of your rate notice.

PRIVACY ACT: Council is collecting your personal information for the purpose of issuing rates and associated functions, in accordance with the *Information Privacy Act 2009*. Your information may be disclosed where authorised or required by law. You may access or amend your personal information held by Council, in line with the Act. For more information, refer to Council's Privacy Policy on Council's website.

CONTACT COUNCIL: Refer to your rate notice for contact details.

RECEIVE YOUR RATE NOTICE ELECTRONICALLY: Help us create a more sustainable future and sign up to receive your rate notice(s) electronically via email. To have future rate notices emailed, you can Register online at cassowarycoast.ezybill.com.au or scan the QR code below, quoting your Property No., Name, and BPAY Reference Number.