FLINDERS SHIRE COUNCIL
GENERAL RATING CATEGORIES 2026-2027

STATEMENT AS REQUIRED BY SECTION 88 OF THE *LOCAL GOVERNMENT REGULATION 2012*. THE RATING CATEGORY OF YOUR PROPERTY IS LISTED ON THE FRONT OF YOUR RATE NOTICE UNDER "NEW RATES AND CHARGES FOR THE PERIOD 01/07/2026 TO 30/06/2027

IMPORTANT

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

(a) If you consider that as at the date of 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 Flinders Shire Council, PO Box 274 HUGHENDEN QLD 4821 or lodging with the Council office at 34 Gray Street, Hughenden, a Notice of Objection in the prescribed form within thirty (30) days of the date of issue of the Rates Notice (copies of the form are available at Council's Office at 34 Gray Street, Hughenden or on Council's website www.flinders.qld.gov.au).

(b) The only ground on which you may so object is that your land should, having regard to the description adopted by the Council, have been included in some other Category.

(c) 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.

(d) If, because of your Notice of Objection, the land is included in another Category, an adjustment of the amount of Rates levied or, as the case may be, the amount of Rates paid shall be made.

(e) The Category in which your land is included was identified by Flinders Shire Council.

The following differential rating categories, description and identification apply for the 2026-2027 financial year:-

1. RESIDENTIAL

Differential Category	Description	Identification	Rate in $	Minimum
9 - Multi Residential - Units	All land in the Township of Hughenden (as defined in Appendix A), which is not otherwise categorised, used for residential purposes and is comprised of two or more separate dwelling units	The following primary land use codes apply or should apply: 03 – Multi unit dwelling (flats), 07 - 09 – Guest house/private hotel, Building Units, Group Title, 21 – Residential Institutions (Non-Medical Care), and 97 – Welfare home/institution.	4.3370	$726.00
10 - Residential – Other Towns 4 - 50Ha	All land outside the Township of Hughenden, used for residential purposes, which is not otherwise categorised, is 4Ha or more, but less than or equal to 50Ha in size	The following primary land use codes apply or should apply: 01 - Vacant Urban Land, 02 – Single Unit Dwelling, 04 - Large Home Site Vacant, 05 - Large Home Site Dwelling, 06 – Outbuildings, 72 – Section 25 Valuation, and 86 – Horses.	3.9972	$429.00
11 - Residential - Hughenden <1Ha	All land in the Township of Hughenden (as defined in Appendix A), used for residential purposes, which is not otherwise categorised, and is less than 1Ha in size	The following primary land use codes apply or should apply: 01 - Vacant Urban Land, 02 – Single Unit Dwelling, 04 - Large Home Site Vacant, 05 - Large Home Site Dwelling, and 06 – Outbuildings, and 72 – Section 25 Valuation.	4.3407	$485.00
12 - Residential - Hughenden 1 - 50Ha	All land in the Township of Hughenden (as defined in Appendix A), used for residential purposes which is not otherwise categorised, is 1Ha or more, but less than or equal to 50Ha in size	The following primary land use codes apply or should apply: 01 - Vacant Urban Land, 02 – Single Unit Dwelling, 04 - Large Home Site Vacant, 05 - Large Home Site Dwelling, 06 – Outbuildings, 72 – Section 25 Valuation, and 86 – Horses.	2.3846	$670.00
13 - Residential – Other Towns <4Ha	All land outside the Township of Hughenden, used for residential purposes, which is not otherwise categorised, and is less than 4Ha in size	The following primary land use codes apply or should apply: 01 - Vacant Urban Land, 02 – Single Unit Dwelling, 04 - Large Home Site Vacant 05 - Large Home Site Dwelling, 06 – Outbuildings, and 72 – Section 25 Valuation.	3.9262	$457.00

2. **COMMERCIAL**				
Differential Category	**Description**	**Identification**	**Rate in $**	**Minimum**
1 - Commercial - Hughenden	All land in the Township of Hughenden (as defined in Appendix A), used for commercial purposes, which is not otherwise categorised	The following primary land use codes apply or should apply: 10 – 14 – Retail Business/Commercial, 15 – 27 – Retail Business (excluding 21 – Res Institutions), 44 – 49 – Special Uses (excluding 48), and 96 – 99 – General Uses.	2.8326	$563.00
2 - Commercial – Other Towns	All land outside of the Township of Hughenden, used for commercial purposes, which is not otherwise categorised	The following primary land use codes apply or should apply: 10 – 13 – Retail Business/Commercial, 15 – 27 – Retail Business (excluding 21 – Res Institutions), 42 – 49 – Special Uses (excluding 43 and 48), and 96 – 99 – General Uses.	2.5700	$530.00
3 - Hotels <25 Rooms	All land in the Council Area, which is not otherwise categorised, used as a hotel with less than 25 accommodation units	The following primary land use codes apply or should apply: 42 – Hotel/tavern.	2.9633	$2,142.00
4 - Hotels ≥25 Rooms	All land in the Council Area, which is not otherwise categorised, used as a hotel with 25 accommodation units or more	The following primary land use codes apply or should apply: 42 – Hotel/tavern.	3.4193	$2,858.00
5 - Motels <25 Rooms	All land in the Council Area, which is not otherwise categorised, used as a motel with less than 25 accommodation units	The following primary land use codes apply or should apply: 43 – Motel.	3.7226	$2,142.00
6 - Motels ≥25 Rooms	All land in the Council Area, which is not otherwise categorised, used as a motel with 25 or more accommodation units	The following primary land use codes apply or should apply: 43 – Motel.	3.7401	$2,858.00
7 - Other Commercial	All other special use commercial land, in the Council area, which is not otherwise categorised	The following primary land use codes apply or should apply: 41 – Child Care ex kindergarten, and 48 - 59 – Special Uses (excluding 49 – Caravan Park).	3.7401	$429.00

3. **INDUSTRIAL**				
Differential Category	**Description**	**Identification**	**Rate in $**	**Minimum**
1 - Industrial - Hughenden	All land in the Township of Hughenden (as defined in Appendix A), which is not otherwise categorised, used for industrial purposes	The following primary land use codes apply or should apply: 28 -39 – Transport & Storage, Industrial (Excluding 29, 30 and 31).	2.1357	$544.00
2 - Industrial – Hughenden Industrial Estate	All land in the Hughenden Industrial Estate (as defined in Appendix A), which is not otherwise categorised.	As determined by the CEO	2.4882	$686.00
3 - Industrial – Other	All land outside of the Township of Hughenden which is not otherwise categorised, used for industrial purposes	The following primary land use codes apply or should apply: 28 -39 – Transport & Storage, Industrial (Excluding 29, 30 and 31).	2.4619	$429.00
4 - Transformer & Transmission Sites <1Ha	All land, in the Council area, which is not otherwise categorised, is less than 1Ha in size, used as a Transformer or Transmission Site	The following primary land use codes apply or should apply: 91 – Utilities.	1.8237	$544.00
5 - Transformer & Transmission Sites ≥1Ha	All land, in the Council area, which is not otherwise categorised, is 1Ha or more in size, used as a Transformer or Transmission Site	The following primary land use codes apply or should apply: 91 – Utilities	2.1971	$1,070.00
6 - Industrial - Transport Terminals-Hughenden	All land in the Township of Hughenden (as defined in Appendix A), which is not otherwise categorised, used as a transport terminal	The following primary land use codes apply or should apply: 29 – Transport Terminals.	2.5332	$1,712.00
7 - Industrial - Transport Terminals - Other	All land outside the Township of Hughenden which is not otherwise categorised, used as a transport terminal	The following primary land use codes apply or should apply: 29 – Transport Terminals.	2.4619	$429.00
8 - Industrial - Service Station, Oil Depot- Hughenden	All land in the Township of Hughenden (as defined in Appendix A), which is not otherwise categorised, used as a service station or oil depot.	The following primary land use codes apply or should apply: 30 -31 – Oil Depot & Refinery, Service Station.	2.9147	$544.00
9 - Industrial - Service Station, Oil Depot - Other	All land outside the Township of Hughenden which is not otherwise categorised, used as a service station or oil depot	The following primary land use codes apply or should apply: 30 -31 – Oil Depot & Refinery, Service Station.	3.2820	$429.00

4. RURAL				
Differential Category	**Description**	**Identification**	**Rate in $**	**Minimum**
7 - Rural Grazing Land and Extractive <500Ha Level 3	All Land, in the Council area, less than 500Ha in size, used for rural grazing and similar purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is less than 5000 tonnes per annum.	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities)	0.3293	$2,856.00
8 - Rural Grazing Land and Extractive ≥500Ha Level 3	All Land, in the Council area, 500Ha or more in size, used for rural grazing and similar purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is less than 5000 tonnes per annum.	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities).	0.3307	$2,856.00
9 - Rural Land – Agricultural and Extractive Level 3	All land, in the Council area, used for rural agricultural purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is less than 5000 tonnes per annum.	The following primary land use codes apply or should apply: 71 – 88 – Agriculture and other rural uses (excludes 72 – Section 25 Valuation)	0.3088	$2,856.00
10 - Rural Grazing Land and Extractive <500Ha Level 4	All Land, in the Council area, less than 500Ha in size, used for rural grazing and similar purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is 5000 tonnes and up to and including 100,000 tonnes per annum.	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities)	0.3293	$7,141.00
11 - Rural Grazing Land and Extractive ≥500Ha Level 4	All Land, in the Council area, 500Ha or more in size, used for rural grazing or similar purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is 5000 tonnes and up to and including 100,000 tonnes per annum.	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities).	0.2423	$7,141.00
12 - Rural Land – Agricultural and Extractive Level 4	All land, in the Council area, used for rural agricultural purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is 5000 tonnes and up to and including 100,000 tonnes per annum.	The following primary land use codes apply or should apply: 71 – 88 – Agriculture and other rural uses (excludes 72 – Section 25 Valuation)	0.3307	$7,141.00
13 - Rural Grazing Land and Extractive <500Ha Level 5	All Land, in the Council area, less than 500Ha in size, used for rural grazing or similar purposes and where part or parts are used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is greater than 100,000 tonnes per annum.	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities).	0.3297	$28,561.00
14 - Rural Grazing Land and Extractive ≥500Ha Level 5	All Land, in the Council area, 500Ha or more in size, used for rural grazing or similar purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is greater than 100,000 tonnes per annum.	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities).	0.3312	$28,561.00
15 - Rural Land – Agricultural and Extractive Level 5	All land, in the Council area, used for rural agricultural purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is greater than 100,000 tonnes per annum.	The following primary land use codes apply or should apply: 71 – 88 – Agriculture and other rural uses (excludes 72 – Section 25 Valuation)	0.3088	$28,561.00
16 - Rural Grazing Land <500Ha Level 1	All Land, in the Council area, less than 500 Ha in size and not otherwise categorised, used for rural grazing and similar purposes	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities).	0.2796	$500.00
17 - Rural Grazing Land ≥500Ha Level 1	All Land, in the Council area, 500 Ha or more in size and not otherwise categorised, used for rural grazing and similar purposes	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities).	0.2526	$686.00
18 - Rural Land – Agricultural Level 1	All land, in the Council area, and not otherwise categorised, used for rural agricultural purposes	The following primary land use codes apply or should apply: 71 – 88 – Agriculture and other rural uses (excludes 72 – Section 25 Valuation).	0.2547	$1,428.00

6. EXTRACTIVE/LOADING FACILITIES				
Differential Category	**Description**	**Identification**	**Rate in $**	**Minimum**
1 - Extractive Industry < 5,000 Tonnes	All Land, in the Council area and used or capable of being used for extractive industry purposes where the quantity of material capable of being extracted and/or screened is less than 5,000 tonnes per annum.	As determined by the CEO	0.3469	$2,856.00
2 - Extractive Industry ≥ 5,000 - 100,000 Tonnes	All Land, in the Council area and used or capable of being used for extractive industry purposes where the quantity of material capable of being extracted and/or screened is 5,000 tonnes and up to and including 100,000 tonnes per annum.	As determined by the CEO	0.3469	$7,141.00
3 - Extractive Industry >100,000 Tonnes	All Land, in the Council area and used or capable of being used for extractive industry purposes where the quantity of material capable of being extracted and/or screened is greater than 100,000 tonnes per annum.	As determined by the CEO	0.3469	$28,561.00
4 - Loading Facility <10ha	All Land, in the Council area, having an area of less than 10Ha and used by a mine or extractive industry as a loading facility.	As determined by the CEO	1.8514	$1,428.00
5 - Loading Facility ≥10Ha	All Land, in the Council area, having an area of 10Ha or greater and used by a mine or extractive industry as a loading facility.	As determined by the CEO	3.2861	$2,856.00

7. INTENSIVE BUSINESS & INDUSTRIES				
Differential Category	**Description**	**Identification**	**Rate in $**	**Minimum**
6 - Mining Lease <5 Ha	Mining Leases issued within the Council area that have an area of less than 5Ha.	As determined by the CEO	1.8514	$1,070.00
7 - Mining Leases ≥5 to < 100Ha	Mining Leases issued within the Council area that have an area of 5Ha to less than 100ha.	As determined by the CEO	1.8514	$1,428.00
8 - Mining Leases ≥100Ha	Mining Leases issued within the Council area that have an area greater than 100ha.	As determined by the CEO	1.2960	$1,784.00
25 - Workers Accommodation	All Land, in the Council area, which is not otherwise categorised, predominately used for providing intensive accommodation capable of accommodating persons (other than the ordinary travelling public) in rooms, suites, or caravan sites specifically built or provided for this purpose. Land within this category is commonly known as "workers accommodation", "single persons quarters", "work camps", "accommodation village" or "barracks".	As determined by the CEO	4.6283	$6,769.00

8. RENEWABLE ENERGY FACILITIES				
Differential Category	**Description**	**Identification**	**Rate in $**	**Minimum**
12 - Solar and/or Battery	Land used or intended for use, in whole or in part for as a renewable energy facility excluding wind generation	The following primary land use codes apply or should apply: 91 – Utilities	6.4678	$43,960.00
13 - Wind	Land used or intended for use, in whole or in part as a wind renewable energy facility ≤ 50MW	The following primary land use codes apply or should apply: 91 – Utilities	5.8596	$54,344.00
14 - Wind	Land used or intended for use, in whole or in part as a wind renewable energy facility ≥ 51MW ≤ 100MW	The following primary land use codes apply or should apply: 91 – Utilities	5.8596	$108,690.00
15 - Wind	Land used or intended for use, in whole or in part as a wind renewable energy facility ≥ 101MW ≤ 150MW	The following primary land use codes apply or should apply: 91 – Utilities	5.8596	$163,034.00
16 - Wind	Land used or intended for use, in whole or in part as a wind renewable energy facility ≥ 151MW ≤ 200W	The following primary land use codes apply or should apply: 91 – Utilities	5.8596	$217,378.00
17 - Wind	Land used or intended for use, in whole or in part as a wind renewable energy facility ≥ 201MW ≤ 250MW	The following primary land use codes apply or should apply: 91 – Utilities	5.8596	$271,724.00
18 - Wind	Land used or intended for use, in whole or in part as a wind renewable energy facility ≥ 251MW	The following primary land use codes apply or should apply: 91 – Utilities	5.8596	$326,068.00

For further information on Rates and Charges or the Appendix please refer to Council Revenue Statement adopted on the by Council on the 24 June 2026, available on Council's website.

PENSIONER CONCESSIONS

Approved pensioners who are owner occupiers or life tenants by way of valid Will and meet all other eligibility requirements, may be entitled to a 20% State Government subsidy on rates and charges levied by Council up to a maximum of $200 per annum.

Pensioners deemed eligible for the State Government Subsidy may also be entitled to a Council Pensioner Remission of 50% on Council Rates and Charges (does not include State Fire Levy) up to a maximum rebate of $500 per annum.

To receive the subsidy, you must hold either a Queensland Pensioner Concession Card (issued by Centrelink or Department of Veterans' Affairs) or a Department of Veterans' Affairs Health Card for all conditions (Gold Card). You must also be the owner or life tenant of the property, which is your principal place of residence and located in Queensland and be legally responsible for the payment of local council rates and charges levied on that property. A life tenancy can only be created by a valid will and is effective only after the death of the property owner, or by a Supreme or Family Court order.

All applications must be made in writing on the prescribed form available at the Council Office. Applications for the 2026-2027 must be made before the levy period e.g. 30 June and 31 December a of each year.

Late applications will be received and considered where:

- The applicant/s were not previously receiving a subsidy
- The applicant/s is a new pensioner.
- The applicant/s has recently purchased the property and/or it becomes their principal place of residence.

Provided the applicant/s meet all the criteria at the time of the application and such concession will be effective from the date of the application on a pro-rata basis and will not be applied retrospectively to previous rating periods. Full details of the State Government Subsidy can be found at http://www.qld.gov.au/community/cost-of-living-support/rates-subsidy/ and details of Council's Pensioner Rate Concession Policy are available at Flinders Shire Council office.

CHANGE OF POSTAL ADDRESS

Change of address notifications must be lodged in writing with Council. Details of each assessment affected by the change must be advised and signed by all relevant parties.

INTEREST

In accordance with Section 94 of the *Local Government Act 2009* and Section 133 of the *Local Government Regulation 2012* Flinders Shire Council fixes the interest for overdue rates and utility charges at 12.19 per cent (12.19%) per annum Compound Interest, for the year ending 30 June 2027 to be charged monthly in arrears. Interest will be charged on the current levy from the last day of the discount period.