RATING CATEGORY STATEMENT 2026/2027 - Statement as required by section 88 of the *Local Government Regulation 2012*

Gladstone Regional Council issues rate notices annually. These notices include charges for general rates and utilities (water, sewerage and waste services). Supplementary notices are issued throughout the year for properties that undergo changes that may affect the general rating category or Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development value. Council levies a differential rate on all rateable land within the region using the criteria below:

All rateable land that is:

a. vacant (including land with an outbuilding/shed), intended to be used for residential purpose; or

b. used for residential purpose by means of a single residence, is owner occupied; or

c. a lot within a community titles scheme containing two (2) lots, is owner occupied; and

d. has a rateable value within the bands set out below.

Category	Criteria Summary
1RESCA	Rateable Value <=$157,000
1RESCB	Rateable Value >$157,000 =$254,000
1RESCC	Rateable Value >$254,000 =$460,000
1RESCD	Rateable Value >$460,000 =$800,000
1RESCE	Rateable Value >$800,000

All rateable land that is used for residential purposes, by means of;

a. a single residence, is not owner occupied; or

b. a lot within a community titles scheme containing two (2) lots, is not owner occupied, and

c. has a rateable value within the bands set out below.

Category	Criteria Summary
1RESCNPPRA	Rateable Value <=$157,000
1RESCNPPRB	Rateable Value >$157,000 =$254,000
1RESCNPPRC	Rateable Value >$254,000 =$460,000
1RESCNPPRD	Rateable Value >$460,000 =$800,000
1RESCNPPRE	Rateable Value >$800,000

All rateable land that is used, or intended to be used, for residential purposes, and is

a. a vacant lot within a community titles scheme; or

b. a lot within a community titles scheme, is not part of a gated community, is owner occupied; and

c. as banded below

Category	Criteria Summary
111	From 3 Lots to 8 Lots
111A	Greater than 8 Lots

All rateable land that is used for residential purposes, that is a lot within a community titles scheme, is not part of a gated community, is not owner occupied and as banded below.

Category	Criteria Summary
111NPPR	From 3 Lots to 8 Lots
111ANPPR	Greater than 8 Lots

All rateable land that is used for residential purposes, that is part of a gated community, is a lot within a community titles scheme, is either owner occupied or not owner occupied and as banded below.

Category	Criteria Summary
111B	Gated Communities Owner Occupier
111BNPPR	Gated Communities Non-Owner Occupier

All rateable land described in section 49 of the *Land Valuation Act 2010*, which qualifies for the discounted value under section 50 of that Act.

Category	Criteria Summary
1DEV	Section 50 Vacant Land

All rateable vacant land that is to be used for residential purposes, valued with a Site Value as set by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, and that has an area greater than 10 (ten) hectares.

Category	Criteria Summary
1VAC10	Vacant Land >10ha

All rateable land that is used for multi-residential purposes involving dwellings, flats or units as separate households, which do not form part of a community titles scheme or gated community and as banded below.

Category	Criteria Summary
1FLAT1A	Dwellings/Units/Flats 2 <=$200,000
1FLAT1B	Dwellings/Units/Flats 2 >$200,000
1FLAT2	Dwellings/Units/Flats 3-4
1FLAT3	Dwellings/Units/Flats 5-9
1FLAT4	Dwellings/Units/Flats 10-14
1FLAT5	Dwellings/Units/Flats 15-19
1FLAT6	Dwellings/Units/Flats 20-24
1FLAT7	Dwellings/Units/Flats 25-29
1FLAT8	Dwellings/Units/Flats >=30

All rateable land used for, or being developed, in whole or in part or in connection or association with a retirement village or lifestyle village, including dwellings/units/flats/rooms, which do not form part of a community titles scheme or gated community; and as banded below.

Category	Criteria Summary
1RET1	Retirement/Lifestyle Villages <20
1RET2	Retirement/Lifestyle Villages 20-39
1RET3	Retirement/Lifestyle Villages 40-59
1RET4	Retirement/Lifestyle Villages 60-79
1RET5	Retirement/Lifestyle Villages 80-99
1RET6	Retirement/Lifestyle Villages 100-119
1RET7	Retirement/Lifestyle Villages 120-139
1RET8	Retirement/Lifestyle Villages 140-159
1RET9	Retirement/Lifestyle Villages 160-179
1RET10	Retirement/Lifestyle Villages 180-199
1RET11	Retirement/Lifestyle Villages >= 200

All rateable land that is valued with an Unimproved Value as set by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development excluding land approved or zoned for residential, business, commercial or industrial development purposes, other than land included within Category 1CATTLE.

Category	Criteria Summary
1RURC	Rural

All rateable land used for animal husbandry, with the primary land use codes 64, 65, 66, 67, 68 & 69, and with an average rateable value greater than or equal to $1,000,000.

Category	Criteria Summary
1CATTLE	Animal Husbandry, Rateable Value >=$1 million

All rateable land used, or being developed or vacant land zoned for business or commercial purposes, including motels, caravan parks, guest houses, bed and breakfast (B&B), hostels, and excluding land not otherwise categorised.

Category	Criteria Summary
109	Business/Commercial

All rateable land used, or being developed or vacant land zoned for industrial purposes, other than land included within Categories 102MAJ, 102GSDA, 114, 102PORT, 101FUEL, 101OIL, 102LNG1, 110EXT, 1RENEW1-1RENEW20, and 1HYD1-1HYD4 inclusive.

Category	Criteria Summary
110	Light Industry

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All rateable land used in whole or in part, or being developed, for Workforce Accommodation with rooms, suites or caravan sites, with count of rooms/suites/caravan sites and as banded below.

Category	Criteria Summary
1WC500	From 0 to 499 rooms/suites/caravan sites
1WC501	From 500 to 999 rooms/suites/caravan sites
1WC1000	1,000 or more rooms/suites/caravan sites

All rateable land used, or being developed, for the purposes of a Shopping Centre with a Gross Roof Area (GRA) and as banded below.

Category	Criteria Summary
116	From 2,000m2 <= 6,000m2 GRA
112	From 6,001m2 <= 10,000m2 GRA
107	From 10,001m2 <= 20,000 m2 GRA
118	Greater than 20,000m2 GRA

All rateable land;

a. used for, or being developed or in connection or association with, major industry; or

b. located within a Special Purpose zone under the Gladstone Regional Council Planning Scheme 2015, adopted on 06 October 2015; or

c. located within the Gladstone State Development Area being used for a commissioned major industrial purpose, excluding the land included in Categories 114, 102PORT, 101FUEL, 101OIL, 102LNG1, 110EXT, 1RENEW1-1RENEW20, and 1HYD1-1HYD4 inclusive; or

d. used for the generation of electricity, excluding rateable land included in Categories 1RENEW1-1RENEW20; or

e. used for the manufacture of aluminium oxide.

Category	Criteria Summary
102MAJ	Major Industry

All rateable land;

a. used for the extraction of minerals, resources, or other substances; or

b. used, in connection or association with the extraction of minerals, resources or substances; or

c. which is a mining lease issued under the Mineral Resources Act 1989.

Category	Criteria Summary
110EXT	Extractive Industry, Mining Lease

All rateable land located within the Gladstone State Development Area;

a. being developed, or approved for development, for future major industrial use; or

b. upon which all or part of an industrial facility, the primary intended purpose of which is the manufacture of liquefied natural gas, is located or approved to be located.

Category	Criteria Summary
102GSDA	Major Industry (Gladstone State Development Area)

All rateable land used, or being developed for use, for the purposes of storage or handling facilities for the commodities or containers shipped through the Port of Gladstone, other than land included in Category 102PORT.

Category	Criteria Summary
114	Commodity/Container Storage/Handling Facilities – Port of Gladstone (Other)

All rateable land used, or being developed, for the purposes of a built oil recycling facility.

Category	Criteria Summary
101OIL	Built Oil Recycling Facility

All rateable land used, for an operational liquefied natural gas processing facility.

Category	Criteria Summary
102LNG1	Operational LNG Processing Facility

All rateable land used, or being developed for use, for the purposes of storage or handling facilities for commodities or containers shipped through the Port of Gladstone, which is Strategic Port Land and is occupied by a port authority, the State, or a government entity, other than land included in Category 114.

Category	Criteria Summary
102PORT	Commodity/Container Storage/Handling Facilities – Port of Gladstone (Port/State/Govt)

All rateable land used, or being developed for the purposes of a bulk storage facility with a capacity greater than 1,000,000 litres of any combustible liquid or flammable liquid.

Category	Criteria Summary
101FUEL	Bulk Storage Facility >1,000,000L Combustible/Flammable Liquid

All land used, or being developed for use, for the purposes of bulk water storage, treatment and distribution of bulk water through a network.

Category	Criteria Summary
1BULKWATER	Bulk Water Storage, treatment and distribution

All rateable land used in whole or in part, or being developed, in whole or in part, as a hydrogen production facility, with megawatt (MW) production as banded below.

Category	Criteria Summary
1HYD1	Hydrogen Production Facility 500<1000MW
1HYD2	Hydrogen Production Facility 1000<1500MW
1HYD3	Hydrogen Production Facility 1500<2000MW
1HYD4	Hydrogen Production Facility >=2000MW

All rateable land used, or being developed, in whole or part for;

a. the generation and/or storage of energy from renewable resources that is connected to the main power grid; or

b. the storage of electricity; or

c. for any purpose ancillary to or associated with (a).

Category	Criteria Summary
1RENEW1	Renewable Energy <10MW
1RENEW2	Renewable Energy 10<25MW
1RENEW3	Renewable Energy 25<50MW
1RENEW4	Renewable Energy 50<100MW
1RENEW5	Renewable Energy 100<150MW
1RENEW6	Renewable Energy 150<200MW
1RENEW7	Renewable Energy 200<300MW
1RENEW8	Renewable Energy 300<400MW
1RENEW9	Renewable Energy 400<500MW
1RENEW10	Renewable Energy 500<600MW
1RENEW11	Renewable Energy 600<700MW
1RENEW12	Renewable Energy 700<800MW
1RENEW13	Renewable Energy 800<900MW
1RENEW14	Renewable Energy 900<1000MW
1RENEW15	Renewable Energy 1000<1100MW
1RENEW16	Renewable Energy 1100<1200MW
1RENEW17	Renewable Energy 1200<1300MW
1RENEW18	Renewable Energy 1300<1400MW
1RENEW19	Renewable Energy 1400<1500MW
1RENEW20	Renewable Energy >=1500MW

A ratepayer or property owner may object to their rateable land categorisation by submitting a written Notice of Objection within 60 days of the rate notice issue date. The objection must clearly outline the facts and circumstances supporting the objection.

For more information, visit gladstone.qld.gov.au/rates or refer to your rates notice.