

Budget Snapshot

2026/2027

\$786M

TOTAL
BUDGET

\$308M

CAPITAL
EXPENDITURE

3.95%

GENERAL
RATE RISE

+

water and waste
utility charges
and
State Waste
Levy

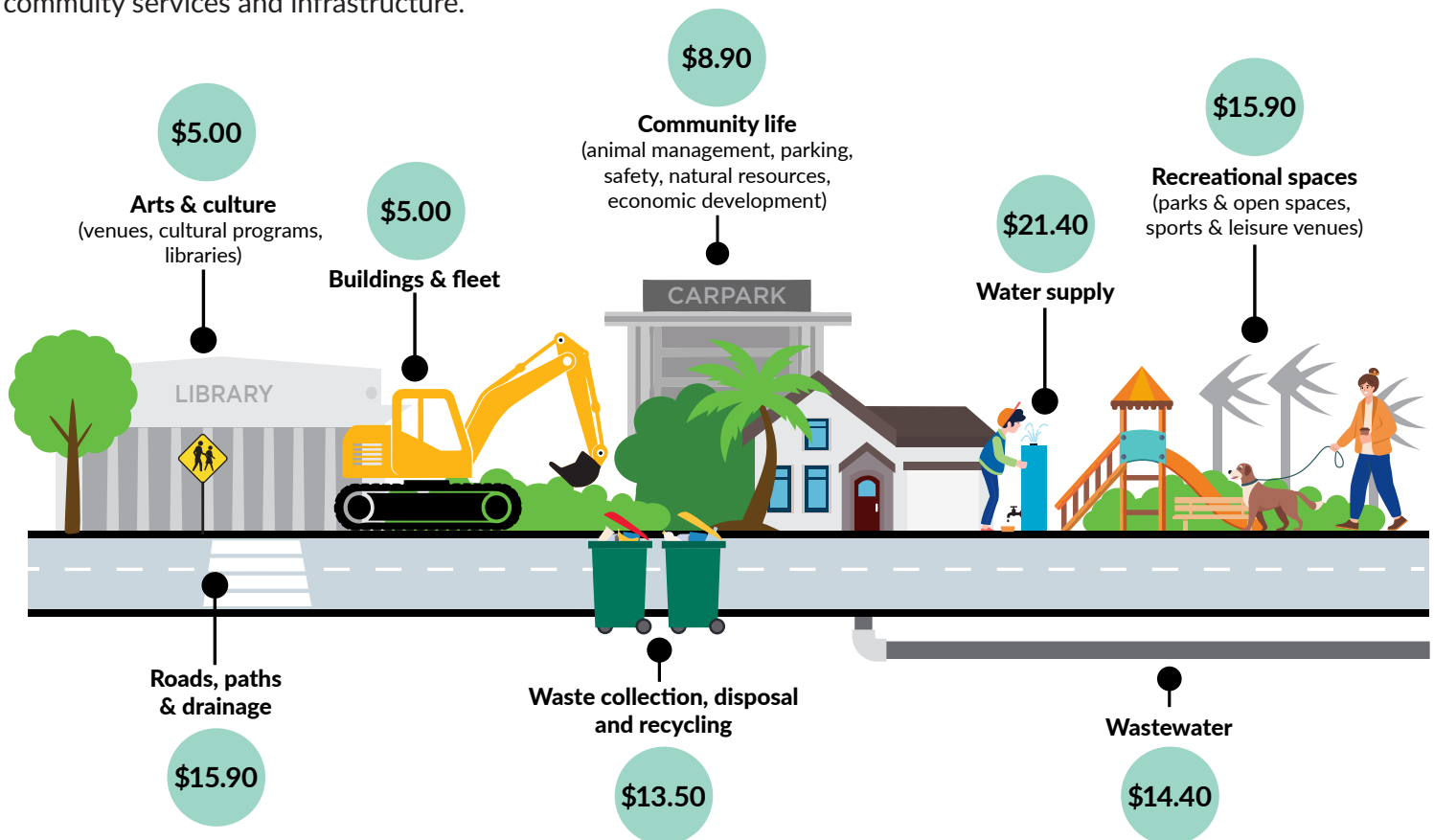
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7.5%

TOTAL
RATE RISE

What this Budget means for you:

Every \$100 of your rates is invested in important community services and infrastructure.



Receive rates and water notices via email

It's easy and convenient to opt-in to receive your Rates and Water Usage Notices direct to your email inbox. You can then download, save, print or just leave the notices in your inbox to access and pay on the go.

Scan the QR code or visit cairns.qld.gov.au



Cairns Regional Council General Rating Categories 2026-2027

Statement as required by section 88 of the *Local Government Regulation 2012*. The category of your property is listed on the front of your rate notice together with your land use code. The first two numbers (primary numbers) of your land use code appear in the categories listed herein.

IMPORTANT

Objecting to a differential rate category in accordance with section 90 of the *Local Government Regulation 2012*:
(i) The only ground for objecting to the rating category for the land is that the **owner** considers the land should belong to a different rate category.
(ii) The **owner** may object by giving the local government an objection notice.
(iii) Cairns Regional Council will assess differential general rate objections submitted on an approved form.
(iv) The objection notice must be submitted by the **owner** within 30 days after the day the rate notice was issued.
Council will only accept a differential general rate objection notice in the **financial year** for which the rates have been levied. Adjustment to rates and charges because of a differential general rate objection notice will only be made from the commencement of the current rate period in which the objection was lodged. Objections will not affect the levying and recovery of rates, consequently the **owner** remains liable for the rates and charges specified on the rate notice.

The following are the various Categories which have been adopted by the Council:

RESIDENTIAL

Category A

Properties used, or capable of being used for residential purposes, excluding those included in commercial categories D & E. The premises match one of the following use codes:
01 Vacant urban land 02 Residential single unit dwelling - urban & rural 04 Large homesite – vacant urban & rural 05 Large homesite - dwelling – vacant urban & rural 06 Outbuildings 09 Group Titles and 94 vacant rural land.

Category K

Properties that are used for residential purposes and the lot is part of a Community Titles Scheme. The premises match one of the following use codes: 08 Building Units.

Category L2-L492

Properties that are used for Multi Unit Dwellings (MUDs) purposes. The premises match one of the following use codes: 03 Multi-unit dwellings

Category M

Properties that comply with Section 50 of the *Land Valuation Act 2010*. The premises match one of the following use codes: 72 Residential land which is subject to section 50 of the *Land Valuation Act 2010*.

Category R1-R380

Properties that are used for Retirement Villages and Relocatable Home Parks. The premises match one of the following use codes: 21 Residential Institutions (non-medical care).

COMMERCIAL

Category B

Properties that comprise Drive In Shopping Centres and in which the anchor tenants are a variety of department store(s) and/or discount department store(s) and large grocery supermarket(s) with major on-site parking facilities and having a gross lettable area retail (GLAR) over 34,999m². The premises match one of the following use codes:
12 Shopping group (more than 6 shops) 13 Shopping group (2 to 6 shops) 14 Shops main retail 15 Shops secondary retail and 16 Drive-in shopping centres.

Category D

Properties that are used, or capable of being used for commercial/industrial purposes and are contained within the shaded area on the map shown as Commercial Inner City, excluding those in Commercial B & G. The premises match one of the following use codes:
07 Guest house/private hotel 08 Building units 09 Group titles 10 Combined multi-dwelling & commercial 11 Shop (single) 12 Shopping group (more than 6 shops) 13 Shopping group (2 to 6 shops) 14 Shops main retail 15 Shops secondary retail 16 Drive-in shopping centre 17 Restaurant 18 Special tourist attraction 19 Walkway 20 Marina 22 Car park 23 Retail warehouse 24 Sales area outdoor 25 Offices 26 Funeral parlours 27 Hospitals, convalescent homes (medical care) (private) 28 Warehouses & bulk stores 29 Transport Terminals 30 Service stations 31 Oil depot & refinery 32 Wharves 33 Builders yard/contractors yard 34 Cold stores/ice works 35 General industry 36 Light industry 37 Noxious/offensive industry 38 Advertising/hoarding 39 Harbour industries 40 Extractive 41 Childcare 42 Hotel/tavern 43 Motel 44 Nurseries (plants) 45 Theatres/cinemas 46 Drive-in theatre 47 Licensed clubs 48 Sports club/facilities 49 Caravan parks 50 Other clubs/non-business 51 Religious 52 Cemeteries (including Crematoria) 55 Library 56 Showgrounds/racecourses/airfields 57 Parks & gardens 58 Educational including kindergartens 91 Transformers 92 Defence force establishments 95 Reservoir, dam, bores 96 Public hospital 97 Welfare homes/institutions and 99 Community protection centre.
The following land zones within the CairnsPlan 2016 are also specifically included in this category principle, major, district, local, neighbourhood & specialised centre, mixed-use precinct 1 & 2, low/ medium/high impact industry, waterfront & marine industry and Strategic port land. Ordinarily properties with the following land use codes would fall within this category:
01 Vacant urban land 04 Large vacant urban land 06 Outbuildings

09 Group Titles and 72 Refer to section 50 of the *Land Valuation Act 2010*.

Category E

Properties that are used or capable of being used for commercial/industrial purposes (excluding those in Commercial Categories B, D, F & G) and are not contained within the shaded area on the map shown as Commercial Inner City. The premises match one of the following use codes:

07 Guest house/private hotel 08 Building units 09 Group titles 10 Combined multi-dwelling & commercial 11 Shop (single) 12 Shopping group (more than 6 shops) 13 Shopping group (2 to 6 shops) 14 Shops main retail 15 Shops secondary retail 16 Drive-in shopping centres 17 Restaurant 18 Special tourist attraction 19 Walkway 20 Marina 22 Car park 23 Retail warehouse 24 Sales area outdoor 25 Offices 26 Funeral parlours 27 Hospitals, convalescent homes (medical care) (private) 28 Warehouses & bulk stores 29 Transport terminals 30 Service stations 31 Oil depots & refinery 32 Wharves 33 Builders/contractors yard 34 Cold stores/ice works 35 General industry 36 Light industry 37 Noxious/offensive industry 38 Advertising/hoarding 39 Harbour industries 40 Extractive 41 Childcare 42 Hotel/tavern 43 Motel 44 Nurseries (plants) 45 Theatres/cinemas 46 Drive-in theatres 47 Licensed clubs 48 Sports clubs/facilities 49 Caravan parks 50 Other clubs/non business 51 Religious 52 Cemeteries (including Crematoria) 55 Library 56 Showgrounds/racecourses/airfields 57 Parks & gardens 58 Educational including kindergartens 91 Transformers 92 Defence force establishments 95 Reservoir, dam, bores 96 Public hospital 97 Welfare homes/institutions and 99 Community protection centre.

The following land zones within the CairnsPlan 2016 are also specifically included in this category principle, major, district, local, neighbourhood & specialised centre, mixed-use precinct 1 & 2, low/medium/high impact industry, waterfront and marine industry. Ordinarily properties with the following land use codes would fall within this category:

01 Vacant urban land 04 Large vacant urban land 06 Outbuildings 09 Group Titles and 72 Refer to section 50 of the *Land Valuation Act 2010*.

Category F

Properties used by Not for Profit Recreation, Sporting and Community Groups that are eligible for Rates Based Financial Assistance. This category will apply where the land qualifies for assistance under Council's Rates Based Financial Assistance Policy.

Category G

Properties that comprise Drive In Shopping Centres and in which the anchor tenants are a variety of department store(s) and/or discount department store(s) and large grocery supermarket(s) with major on-site parking facilities and having a gross lettable area retail (GLAR) over 20, 000m² and less than 35,000m². The premises match one of the following use codes:
12 Shopping group (more than 6 shops) 13 Shopping group (2 to 6 shops) 14 Shops main retail 15 Shops secondary retail and 16-Drive-in shopping centres.

RURAL PRODUCTIVE

Properties which are used predominately for Primary Production. The premises match one of the following use codes:
60 Sheep grazing - dry 61 Sheep breeding 64 Cattle grazing/ breeding 65 Cattle breeding & fattening 66 Cattle fattening 67 Goats 68 Milk quota 69 Milk no quota 70 Cream 71 Oil seeds 73 Grains 74 Turf farms 75 Sugar Cane 76 Tobacco 77 Cotton 78 Rice 79 Orchards 80 Tropical fruits 81 Pineapples 82 Vineyards 83 Small crops/fodder irrigated 84 Small crops/fodder non-irrigated 85 Pigs 86 Horses 87 Poultry 88 Forestry & logs 89 Animals special and 93 Peanuts.

OTHER LAND

The description and identification for this category is land not included in any of the above categories.

DIFFERENTIAL RATE

The Differential General Rate and Minimum rate for each category is as listed in the adjacent table. Full details are available at www.cairns.qld.gov.au/rates.

EMERGENCY MANAGEMENT LEVY

This is a compulsory charge collected on behalf of the State Government under the *Fire Services Act 1990*. Charges are levied on each surveyed parcel of land. For full details, go to www.fire.qld.gov.au/compliance-and-planning/em-levy.

STATE GOVERNMENT SUBSIDY / COUNCIL PENSIONER CONCESSION

Approved pensioners who meet 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 the Council Pensioner Concession up to a maximum of \$350 per annum.

NOTE: Only new applicants or those whose circumstances have changed need apply. For full details on eligibility and application process, visit www.cairns.qld.gov.au/rates.

Category	Rate in the dollar	Minimum
Residential A	0.005307	\$1,165.50
Residential K	0.009443	\$1,165.50
Residential L (MUDS x 2)	0.007522	\$2,331.00
Residential L (MUDS x 3)	0.007522	\$3,496.50
Residential L (MUDS x 4)	0.007522	\$4,662.00
Residential L (MUDS x 5)	0.007522	\$5,827.50
Residential L (MUDS x 6)	0.007522	\$6,993.00
Residential L (MUDS x 7)	0.007522	\$8,158.50
Residential L (MUDS x 8)	0.007522	\$9,324.00
Residential L (MUDS x 9)	0.007522	\$10,489.50
Residential L (MUDS x 10)	0.007522	\$11,655.00
Residential L (MUDS x 11)	0.007522	\$12,820.50
Residential L (MUDS x 12)	0.007522	\$13,986.00
Residential L (MUDS x 13)	0.007522	\$15,151.50
Residential L (MUDS x 14)	0.007522	\$16,317.00
Residential L (MUDS x 15)	0.007522	\$17,482.50
Residential L (MUDS x 16)	0.007522	\$18,648.00
Residential L (MUDS x 17)	0.007522	\$19,813.50
Residential L (MUDS x 18)	0.007522	\$20,979.00
Residential L (MUDS x 19)	0.007522	\$22,144.50
Residential L (MUDS x 20)	0.007522	\$23,310.00
Residential L (MUDS x 21)	0.007522	\$24,475.50
Residential L (MUDS x 23)	0.007522	\$26,806.50
Residential L (MUDS x 24)	0.007522	\$27,972.00
Residential L (MUDS x 26)	0.007522	\$30,303.00
Residential L (MUDS x 30)	0.007522	\$34,965.00
Residential L (MUDS x 36)	0.007522	\$41,958.00
Residential L (MUDS x 37)	0.007522	\$43,123.50
Residential L (MUDS x 40)	0.007522	\$46,620.00
Residential L (MUDS x 42)	0.007522	\$48,951.00
Residential L (MUDS x 49)	0.007522	\$57,109.50
Residential L (MUDS x 57)	0.007522	\$66,433.50
Residential M	0.005307	Nil
Residential R1	0.006281	\$1,165.50
Residential R4	0.007522	\$2,331.00
Residential R5	0.007522	\$2,913.80
Residential R6	0.007522	\$3,496.50
Residential R7	0.007522	\$4,079.30
Residential R8	0.007522	\$4,662.00
Residential R32	0.007522	\$18,648.00
Residential R38	0.007522	\$22,144.50
Residential R68	0.007522	\$39,627.00
Residential R77	0.007522	\$44,871.80
Residential R90	0.007522	\$52,447.50
Residential R157	0.007522	\$91,491.80
Residential R211	0.007522	\$122,960.30
Residential R212	0.007522	\$123,543.00
Residential R213	0.007522	\$124,125.80
Residential R214	0.007522	\$124,708.50
Residential R215	0.007522	\$125,291.30
Commercial B	0.05934	\$1,501,669.70
Commercial D	0.015823	\$1,201.10
Commercial E	0.007097	\$1,201.10
Commercial F	0.00502500	\$1,165.50
Commercial G	0.042613	\$632,187.20
Rural Productive	0.008463	\$1,201.10
Other	0.007097	\$1,201.10

INTEREST

Pursuant to section 133 of the *Local Government Regulation 2012*, interest will be charged at the prescribed rate of 12.19% per annum calculated at compound interest on daily rests, on all rates and charges which remain unpaid after the expiration of the due date for payment.

CHANGE OF POSTAL ADDRESS

Notification of change of postal address must be lodged directly with Council. Ratepayers that receive more than one assessment must advise Council of all properties that the change will affect. Change of address form can be found at www.cairns.qld.gov.au/change-address.