

## Noosa Council Rating Category Statement for 2024/25

### SCHEDULE OF RATES - ANNUAL

General Rate Category		General Rate cent in \$	Minimum General Rate
1	Rural & Agricultural	0.2849	\$1,431
2	Non-Residential	0.6495	\$1,430
3	Extractive Industries Quarries > 50,000 tonnes	15.5232	\$92,808
4	Retirement Villages	0.9685	\$17,031
5	Residential - Principal Place of Residence and Other Rateable Value <=\$800,000	0.2279	\$1,362
6	Residential - Principal Place of Residence and Other Rateable Value \$800,001 - \$2,500,000	0.2052	\$1,823
7	Residential - Principal Place of Residence and Other Rateable Value \$2,500,001 - \$5,000,000	0.1766	\$5,130
8	Residential - Principal Place of Residence and Other Rateable Value > \$5,000,000	0.1482	\$8,832
9	Residential - Not Principal Place of Residence	0.2736	\$1,635
10	Residential – Home Hosted Transitory Accommodation	0.3191	\$2,044
11	Residential - Transitory Accommodation	0.4558	\$2,725
12	Vacant Urban Land – Rateable Value > \$1,500,000 and area more than 1,500m <sup>2</sup>	0.7406	\$11,110
13	Vacant Land which is subject to Chapter 2, Part 2, Division 5, Subdivision 3 of the Land Valuation Act 2010	0.1368	\$0
14	Shopping Centres – gross floor area of 1,000 to 2,500m <sup>2</sup>	0.7976	\$6,812
15	Shopping Centres – gross floor area of 2,500 to 5,000m <sup>2</sup>	1.2534	\$20,437
16	Shopping Centres – gross floor area of 5,000 to 10,000m <sup>2</sup>	1.5952	\$40,874
17	Shopping Centres – gross floor area of 10,000 to 20,000m <sup>2</sup>	1.9940	\$136,247
18	Shopping Centres – gross floor area of 20,000 to 30,000m <sup>2</sup>	2.2219	\$340,618
19	Shopping Centres – gross floor area of 30,000 to 40,000m <sup>2</sup>	2.2219	\$544,989
20	Shopping Centres – gross floor area greater than 40,000m <sup>2</sup>	2.2219	\$749,360
21	Strata Units - Not Principal Place of Residence	0.4102	\$1,635
22	Strata Units - Principal Place of Residence	0.3418	\$1,362
23	Strata Units - Home Hosted Transitory Accommodation	0.4786	\$2,044
24	Strata Units – Transitory Accommodation	0.6154	\$2,725
25	Non Strata Residential – 2 to 4 Residences	0.2736	\$2,725
26	Non Strata Residential – 5 to 9 Residences	0.2736	\$6,812
27	Non Strata Residential – 10 to 14 Residences	0.2736	\$13,625
28	Non Strata Residential – 15 to 19 Residences	0.2736	\$20,437
29	Non Strata Residential – 20 to 30 Residences	0.2736	\$27,249
30	Non Strata Residential – > 30 Residences	0.2736	\$40,874
31	Non Strata Residential Transitory Accommodation – 2 to 4 Residences	0.4102	\$5,450

## SCHEDULE OF RATES - ANNUAL

General Rate Category		General Rate cent in \$	Minimum General Rate
32	Non Strata Residential Transitory Accommodation – 5 to 9 Residences	0.4102	\$13,625
33	Non Strata Residential Transitory Accommodation – 10 to 14 Residences	0.4102	\$27,249
34	Non Strata Residential Transitory Accommodation – 15 to 19 Residences	0.4102	\$40,874
35	Non Strata Residential Transitory Accommodation – 20 to 30 Residences	0.4102	\$54,499
36	Non Strata Residential Transitory Accommodation – > 30 Residences	0.4102	\$81,748

### Does every property have a category?

Yes. Every property is categorised as per the Schedule of Rates. Your rating category is shown on your Rate Notice. It is the owner's responsibility to confirm your rate category is correct.

### What is the definition of Principal Place of Residence?

Principal Place of Residence means a dwelling or unit that is the place of residence at which at least one natural person who constitutes the owner/s of the land predominantly resides. In establishing principal place of residence Council may consider, but not be limited to, whether the owner has moved his or her personal belongings into a residence on the land, the owner's declared address for electoral, taxation, government social security or national health registration purposes, or any other form of evidence deemed acceptable by Council.

### What is the definition of Transitory Accommodation?

A property offered as, or available or used for, temporary rented occupation, generally (but not exclusively) as short stay letting (note: transitory accommodation listings or advertising/ marketing, for example on such as publicly available websites and/or with real estate agents, will constitute evidence of the property being offered or available).

Without limitation, the following is NOT transitory accommodation;

- a) an entire property that is offered, available, or used for short stay letting for a total of less than 60 days in the financial year; or
- b) a room in a property that is offered, available or used for short stay letting within a principal place of residence and is considered home hosted as the owner/s reside at the property when the room is offered, available or used for short stay letting for a total of less than 90 days in the financial year; or
- c) a property with a documented tenancy agreement in place that meets the requirements of the Residential Tenancies and Rooming Accommodation Act 2008 and the agreement is for a period of 90 consecutive days or more in the financial year; or
- d) shared facility accommodation; or
- e) accommodation in an hotel; or
- f) accommodation in a motel; or
- g) backpacker accommodation.

Holiday houses used by its owners and not let for commercial gain are not regarded as transitory accommodation.

### What is the definition of Home Hosted Transitory Accommodation?

Home hosted means the provision, or making available a habitable room, for example, a bedroom, studio or cabin of a property, for use by 1 or more persons, other than the owner; whilst the owner resides at the premises.

### If I am not satisfied with the category I have been given for my property, can I object?

Yes, but the only ground you can object on is that given Council's descriptions of the differential general rating categories your property should be in another category. Full descriptions of all Rating Categories can be found in section 3 of the Revenue Statement, available on Council's website [noosa.qld.gov.au](http://noosa.qld.gov.au) and full definitions can be found in section 2.9 of the Revenue Statement.

Your objection must be lodged with council within 30 days of the issue of your rate notice. If an objection is lodged the rates and charges levied continue to be due and payable. If the differential category is altered as a result of the objection an adjustment of the rates will be made. Please refer to council's website for the differential general rate objection form.