

Rates and charges information

July 2024 to June 2025

Proposed rates schedule 2024/2025

Issue date	Due date
17 July 2024	16 August 2024
14 October 2024	15 November 2024
15 January 2025	14 February 2025
14 April 2025	16 May 2025

The proposed rates schedule is provided as a guide only and may change.

Pensioner concession

If you have an approved pensioner concession card issued by Centrelink or Department of Veterans Affairs and live in your property, you may be eligible for a pensioner concession. To find out how to apply visit logan.qld.gov.au/rates and select 'Pensioner concessions' or visit one of our customer service centres.

Other charges

If you have questions about other charges on your rate notice, please visit logan.qld.gov.au/rates or scan the QR code.



How is the general rate calculated?

There are 3 key elements used to calculate the general rate. They are:

Rateable value

The land value is provided by the Department of Resources and is used to calculate the rateable value. An example of the formula is given below. The land value for each property is averaged over 3 years to lessen the impact of large changes.

$$\begin{array}{rcll} & \text{Land value} & & \\ & 2022/23: \$350,000 & & \\ & + & \text{Years} & \\ & 2023/24: \$410,000 & \div & 3 \\ & + & & \\ & 2024/25: \$410,000 & & \\ & & = & \text{Rateable value} \\ & & & 2024/25: \$390,000 \end{array}$$

Rate in the dollar (RID)

The rate in the dollar is the rate multiplied by the rateable valuation to calculate the general rate charge. An example of the formula for calculating the general rate is given below for a Residential 1 property with a rateable value of \$390,000. The total annual charge is divided by 4 to show the quarterly amount.

$$\begin{array}{rcll} \text{Rateable value} & & \text{Rate in the dollar} & \\ \$390,000 & \times & 0.003279 & \\ & & (0.3279/100) & \\ & & = & \text{Per year} \\ & & & \$1,278.81 \\ & & \div & 4 \\ & & = & \text{Per quarter} \\ & & & \$319.70 \end{array}$$

Minimum charge

A minimum charge is set to ensure all ratepayers make a reasonable rate contribution to the city. The minimum charge is the lowest amount a property owner can be charged based on their general rating category. If the general rate calculated is less than the minimum charge for the applicable rating category, then the minimum charge will apply.

Think that your rating category is incorrect?

If you think the rating category shown on your rate notice is incorrect, you can complete an objection form and submit it to us within 30 days from the rate notice issue date. The form is available at logan.qld.gov.au/rates by selecting 'General rate category statement' or one of our customer service centres.



Differential general rate categories

CATEGORY – RESIDENTIAL 1

Rate cents in \$: 0.3279

Min. qtrly charge: \$288.47

Land use codes: 01, 02, 04, 05, 06, 08-09

Description: Includes all rateable land that:

1. is vacant land; or
2. is primarily used for, or in consideration of the improvements thereon, could be used for residential purposes; and
3. is the registered owner's principal place of residence.
4. is not categorised in any other general rating category.
5. meets the criteria for a primary land use code identified for this rating category.

CATEGORY – RESIDENTIAL 2

Rate cents in \$: 0.4453

Min. qtrly charge: \$358.44

Land use codes: 02, 05, 08-09

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for residential purposes.
2. is not the registered owner's principal place of residence.
3. is not categorised in any other general rating category.
4. meets the criteria for a primary land use code identified for this rating category.

CATEGORY – MISCELLANEOUS

Rate cents in \$: 0.3279

Min. qtrly charge: \$288.47

Land use codes: 00, 06, 08-09, 32, 50-52, 55-57, 92, 94, 97, 99

Description: Includes all rateable land that:

1. is used for miscellaneous purposes or not included in any other general rating category.

CATEGORY – SUBDIVISION:

UNALLOCATED LANDS

Rate cents in \$: 0.3279

Min. qtrly charge: N/A

Land use codes: 72

Description: Includes all rateable land that:

1. is not allocated. Includes subdivided land that is not yet developed in accordance with section 49 of the Land Valuation Act 2010.
2. meets the criteria for a primary land use code identified for this rating category.

CATEGORY – MULTIPLE RESIDENTIAL DWELLING(S) 1 (2 TO 3 UNITS)

Rate cents in \$: 0.5287

Min. qtrly charge: \$504.81

Land use codes: 03, 08-09

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for multi-residential purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. contains 2 or 3 residences.

CATEGORY – MULTIPLE RESIDENTIAL DWELLING(S) 2 (4 TO 12 UNITS)

Rate cents in \$: 0.6050

Min. qtrly charge: \$894.24

Land use codes: 03, 08-09

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for multi-residential purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. contains greater than 3 residences but less than or equal to 12 residences.

CATEGORY – MULTIPLE RESIDENTIAL DWELLING(S) 3 (GREATER THAN 13 UNITS)

Rate cents in \$: 0.7900

Min. qtrly charge: \$2,307.70

Land use codes: 03, 08-09

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for multi-residential purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. contains greater than or equal to 13 residences.

CATEGORY – POULTRY (LESS THAN 100,000 BIRDS)

Rate cents in \$: 1.1472

Min. qtrly charge: \$1,783.33

Land use codes: 87

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for poultry farming with approval for less than 100,000 birds.
2. meets the criteria for a primary land use code identified for this rating category.

CATEGORY – POULTRY (GREATER THAN 100,000 BIRDS)

Rate cents in \$: 2.5990

Min. qtrly charge: \$3,565.79

Land use codes: 87

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for poultry farming with approval for greater than or equal to 100,000 birds.
2. meets the criteria for a primary land use code identified for this rating category.

CATEGORY – FARMING

Rate cents in \$: 0.3311

Min. qtrly charge: \$348.16

Land use codes: 64-69, 74-75, 79-80, 82-86, 88-89, 94

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for farming purposes.
2. the use has an agricultural purpose.
3. is for the purpose of profit on a continuous or repetitive basis.
4. meets the criteria for a primary land use code identified for this rating category.

CATEGORY – COMMERCIAL MUSHROOM FARMING

Rate cents in \$: 7.6167

Min. qtrly charge: \$11,885.50

Land use codes: 83-84

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for major commercial mushroom production.
2. meets the criteria for a primary land use code identified for this rating category.

CATEGORY – INDUSTRIAL 1

Rate cents in \$: 1.1889

Min. qtrly charge: \$629.77

Land use codes: 08-09, 28-29, 33-34, 36, 39, 95

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for industrial purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value less than or equal to \$550,000.
4. is not categorised in 214 or 215. (Industrial 4 or Offensive and Extractive Industry).

CATEGORY – INDUSTRIAL 2

Rate cents in \$: 1.2491

Min. qtrly charge: N/A

Land use codes: 08-09, 28-29, 33-34, 36, 39, 95

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for industrial purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value greater than \$550,000 but less than or equal to \$1,000,000.
4. is not categorised in 214 or 215. (Industrial 4 or Offensive and Extractive Industry).

CATEGORY – INDUSTRIAL 3

Rate cents in \$: 1.3251

Min. qtrly charge: N/A

Land use codes: 08-09, 28-29, 33-34, 36, 39, 95

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for industrial purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value greater than \$1,000,000.
4. is not categorised in 214 or 215. (Industrial 4 or Offensive and Extractive Industry).

CATEGORY – INDUSTRIAL 4

Rate cents in \$: 1.3699

Min. qtrly charge: \$629.77

Land use codes: 08-09, 35

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for industrial purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. meets the criteria or use description that corresponds with the 'general industry' land use category.

CATEGORY – OFFENSIVE & EXTRACTIVE INDUSTRY

Rate cents in \$: 1.7058

Min. qtrly charge: \$629.77

Land use codes: 08-09, 37, 40

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for industrial purposes.
2. meets the criteria for a primary land use code identified for this rating category.

3. meets the criteria or use description that corresponds with the 'extractive industry' or 'Noxious/offensive industry' land use category.

CATEGORY – SERVICE STATIONS, & OIL DEPOTS

Rate cents in \$: 1.7523

Min. qtrly charge: \$629.77

Land use codes: 08-09, 30, 31

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for service stations or oil depots.
2. meets the criteria for a primary land use code identified for this rating category.

CATEGORY – COMMERCIAL & OFFICES 1

Rate cents in \$: 1.6273

Min. qtrly charge: \$629.77

Land use codes: 07, 08-09, 10-15, 17-18, 25-27, 38, 41, 43-44, 48-49, 58

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for commercial or office purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value less than or equal to \$340,000.

CATEGORY – COMMERCIAL & OFFICES 2

Rate cents in \$: 1.6915

Min. qtrly charge: N/A

Land use codes: 07, 08-09, 10-15, 17-18, 25-27, 38, 41, 43-44, 48-49, 58

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for commercial or office purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value greater than \$340,000 but less than or equal to \$960,000.

CATEGORY – COMMERCIAL & OFFICES 3

Rate cents in \$: 1.7741

Min. qtrly charge: N/A

Land use codes: 07, 08-09, 10-15, 17-18, 25-27, 38, 41, 43-44, 48-49, 58

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for commercial or office purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value greater than \$960,000.

CATEGORY – DRIVE-IN SHOPPING CENTRES AND CARPARKS 1

Rate cents in \$: 2.5038

Min. qtrly charge: \$629.77

Land use codes: 08-09, 16, 22

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for a drive-in shopping centre and associated parking.
2. meets the criteria for a primary land use code identified for this rating category.
3. Has a rateable value less than or equal to \$5,000,000.

CATEGORY – DRIVE-IN SHOPPING CENTRES AND CARPARKS 2

Rate cents in \$: 2.6948

Min. qtrly charge: N/A

Land use codes: 08-09, 16, 22

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for a drive-in shopping centre and associated parking.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value greater than \$5,000,000 but less than or equal to \$10,000,000.

CATEGORY – DRIVE-IN SHOPPING CENTRES AND CARPARKS 3

Rate cents in \$: 2.8236

Min. qtrly charge: N/A

Land use codes: 08-09, 16, 22

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for a drive-in shopping centre and associated parking.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value greater than \$10,000,000.

CATEGORY – HOTELS AND LICENSED CLUBS

Rate cents in \$: 2.0761

Min. qtrly charge: \$629.77

Land use codes: 08-09, 42, 47

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used as a hotel or a licensed club.
2. meets the criteria for a primary land use code identified for this rating category.

CATEGORY – RETAIL WAREHOUSES AND OUTDOOR SALES AREAS

Rate cents in \$: 1.7561

Min. qtrly charge: \$629.77

Land use codes: 08-09, 23, 24

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used as a retail warehouse or outdoor sales area.
2. meets the criteria for a primary land use code identified for this rating category.

CATEGORY – MINOR STORAGE UNIT

Rate cents in \$: 1.6748

Min. qtrly charge: \$314.74

Land use codes: 06, 08-09

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for minor storage purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a land size of 100m² or less.

CATEGORY – TRANSFORMERS

Rate cents in \$: 1.1091

Min. qtrly charge: \$629.77

Land use codes: 08-09, 91

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for transformers.
2. meets the criteria for a primary land use code identified for this rating category.

CATEGORY – RESIDENTIAL INSTITUTIONS (UP TO 50 SITES)

Rate cents in \$: 0.3848

Min. qtrly charge: \$3,241.35

Land use codes: 21

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used as a residential institution.
2. meets the criteria for a primary land use code identified for this

rating category.

3. has less than or equal to 50 sites.

CATEGORY – RESIDENTIAL INSTITUTIONS (51 - 100 SITES)

Rate cents in \$: 1.0133

Min. qtrly charge: \$8,102.07

Land use codes: 21

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used as a residential institution.
2. meets the criteria for a primary land use code identified for this rating category.
3. has between 51 and 100 sites.

CATEGORY – RESIDENTIAL INSTITUTIONS (101 - 210 SITES)

Rate cents in \$: 1.3384

Min. qtrly charge: \$12,294.20

Land use codes: 21

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used as a residential institution.
2. meets the criteria for a primary land use code identified for this rating category.
3. has between 101 and 210 sites.

CATEGORY – RESIDENTIAL INSTITUTIONS (211 - 275 SITES)

Rate cents in \$: 1.5415

Min. qtrly charge: \$23,982.63

Land use codes: 21

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used as a residential institution.
2. meets the criteria for a primary land use code identified for this rating category.
3. has between 211 and 275 sites.

CATEGORY – RESIDENTIAL INSTITUTIONS (276+ SITES)

Rate cents in \$: 1.5198

Min. qtrly charge: \$34,027.96

Land use codes: 21

Description: Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used as a residential institution.
2. meets the criteria for a primary land use code identified for this rating category.
3. has greater than or equal to 276 sites.

Land use categories

Code	Description
01	Vacant urban land
02	Single dwelling
03	Multiple Dwelling (Flats)
04	Vacant Land – Large Site
05	Single Dwelling – Large Site
06	Outbuilding
07	Guest house / private hotel
08	Building Unit (Strata Unit)
09	Group Title (Strata Unit)
10	Combined Multi Dwg and Shops
11	Single shop
12	Group of more than 6 shops
13	Group of 2-6 shops
14	Shops – Main Retail
15	Shops – Secondary Retail
16	Drive-in shopping centre
17	Restaurant
18	Special tourist attraction
21	Residential institution
22	Car Park
23	Retail Warehouse
24	Outdoor sales area
25	Office(s)
26	Funeral Parlour
27	Hospital or Convalescent Home
28	Warehouse or Bulk Store

Code	Description
29	Transport Terminal
30	Service Station
31	Oil Depot
32	Wharf
33	Builders Yard
34	Cold Store /Ice works
35	General Industry
36	Light Industry
37	Noxious/Offensive Industry
38	Advertising Hoarding
39	Harbour Industries
40	Extractive Industry
41	Child Care
42	Hotel/Tavern
43	Motel
44	Nursery
47	Licensed Club
48	Sports Club/Facilities
49	Caravan Park and Camping
50	Other clubs (Non business)
51	Religious
52	Cemetery
55	Library
56	Showgrounds/ Racecourses/Airfields
57	Parks and Gardens
58	Educational
64	Cattle Grazing/Breeding
65	Cattle Breeding and Fattening

Code	Description
66	Cattle Fattening
67	Goats
68	Dairy Cattle (Milk Quota)
69	Dairy Cattle (Milk No Quota)
72	Non-Allocated Land
74	Turf Farm
75	Sugar Cane
79	Orchard
80	Tropical Fruits
83	Small Crops and Fodder (Irrigated)
84	Small Crops and Fodder (Non-Irrigated)
85	Rural Use – Pigs
86	Rural Use – Horses
87	Rural Use – Poultry
88	Forestry and Logs
89	Rural Use – Animals Special
91	Transformer
92	Defence force establishments
94	Vacant Rural Land
95	Reservoir, dams, bores
97	Welfare Home/ Institution
99	Community Protection Centre

Rating category notes

Residential 1 – Where more than one property is owned by the same natural person(s) residing within Logan City Council boundaries, only one property shall be included in the Residential 1 category.

Residential 2 – Properties not owned by a natural person (e.g. companies, trusts, etc.) will be included in the Residential 2 category. Where the company owner, trustees, or beneficiaries reside on the property, they may request the property be included in the Residential 1 category.

Multi residential dwellings – These categories would include auxiliary units, dual occupancy properties, and other land which meets the description stated in the general rate categories.

For additional information, please refer to Logan City Council's 2024/25 Annual Budget document on Council's website.