



# Your rates explained

2024/2025



**Banana**  
SHIRE  
SHIRE OF OPPORTUNITY

## Have your next rate notice delivered to your inbox.

Having your rate notice delivered electronically will make it easier and more convenient for you to manage your payments, save paper, and reduce waste.

Follow the three simple steps to set up and receive your rate notice via email.

EzyBill

Step 1: Go online (see link below)



Step 2: Create your account



Step 3: Register your property



[banana.ezybill.com.au](http://banana.ezybill.com.au)



**ezyBILL**

## Message *from the* Mayor

Dear Residents,

I am pleased to share important information about rates and charges in our community. This flyer aims to provide you with clear details about Banana Shire's Rates and Charges for the financial year ending in 2025.

Banana Shire Council has delivered its budget for the year ending 30 June 2024, anticipating an operating surplus of around \$17.5 million. This surplus is primarily due to higher receipts from flood damage restoration works. Over the last financial year, Council has delivered a record capital works program, reducing cash holdings from \$57 million to \$32 million.

Council has applied a 7.3% rate increase across all rate categories. Residential ratepayers will generally see a 5% - 6% rate increase. Rural land revaluations have resulted in varying rate changes; some rural ratepayers will see a reduction in their rates, while others will see substantial increases. To mitigate these increases, Council has capped rural rate increases between 8% and 10%, depending on the rate category.

This year, rates accounted for less than 50% of Council's revenue, due to significant external funding obtained by Council. The largest component of this funding was \$40 million for Flood Restoration from the October 2021 event. Additional funding has come from programs such as Roads to Recovery (R2R), the Transport Infrastructure Development Scheme (TIDS), and the Local Roads of Regional Significance Programme. External funding totalled \$51,013,932 for operational purposes and \$5,190,604 for capital purposes.

Council's proposed budget provides an operating surplus of \$991,000 for the year ending 30 June 2025 and a net result after capital items of approximately \$4,185,752. This budget includes a large capital works program with a total spend of \$44 million, about half of which will be funded by external sources.

Key projects include the Biloela Water Park, Moura Theodore Road, Stage B of Raedon Street Industrial Estate in Biloela, Cracow Road Upgrades, and more rural road reseals. A full list of all projects is provided on the following page.



This budget continues Council's strategy of strengthening its financial position while investing in infrastructure to support ongoing business investment and improve lifestyle outcomes for our community.

Thank you for your continued support.

**Cr Nev Ferrier**  
Banana Shire Mayor

# KEY PROJECTS

## MAJOR PROJECTS



# RATE NOTICE DATES 2024/2025

**JULY TO DECEMBER 2024**

**ISSUE: 26 AUGUST 2024 | DUE: 30 SEPTEMBER 2024**

**JANUARY TO JUNE 2025**

**ISSUE: 10 FEBRUARY 2025 | DUE: 17 MARCH 2025**

## YOUR RATES EXPLAINED

Banana Shire Council issue rate notices twice a year – in August and February. From the date of the notice, property owners have 35 days to pay or enter into a payment arrangement. A 10% discount on applicable rates and charges will be allowed if payment of the full amount outstanding, including any overdue rates and interest, is received by the due date shown on the notice.

### Differential General Rate

Council reviews its differential rate categories and charges each year during the budget process in an effort to better recognise the different levels of facilities and services required by different classes of land, together with their respective impact on the local government area as a whole. All land within the Banana Shire is assigned a category and is charged accordingly.

### Minimum General Rate

The minimum amount payable of a differential general rate determined by Council, irrespective of valuation.

### Limitation of Increase (Rates Capping)

Pursuant to Section 116 of the Local Government Regulation 2012, Council will limit the increase in the general rates in the following differential general rate categories:

Category Name	% i.e. "the cap"
Biloela Town - Residential	15%
Moura Town - Residential	15%
Other Towns - Residential	15%
Taroom Town - Residential	15%
Rural Residential	15%
Biloela Town - Multiple Dwelling	20%
Barracks & Quarters - <251	20%
Biloela Town - Other	15%
Other Towns - Other	20%
Taroom Town - Other	20%
Industrial <= \$100,00	10%

Other	25%
Rural 1 - \$0 - \$600,00	10%
Rural 2 - >\$600,00	8%
Taroom Rural 1 - \$0 - \$1,000,000	20%
Taroom Rural 3- >\$2,800,001	20%
Bauhinia Rural	15%
Pump Sites	30%
Feedlot <200ISCU	30%

If the general rates for the last financial year were for a full year, the limitation of increase will be last year's general rate amount increased by the stated percentages above. If the general rates for the last financial year were not for a full year, the limitation of increase will be the corresponding annual amount of last year's general rate increased by the stated percentages.



### How land valuations affect Council rates

Council uses the unimproved or site valuations provided by the Department of Resources to calculate general rates. Note: A valuation decrease or increase does not mean that rates will also decrease or increase by the same percent. Council adjusts the levy to smooth valuation changes and avoid significant increases or decreases for individual ratepayers. As Council does not issue the valuations or have the ability to change the valuation, enquiries need to be directed to the local office of the Department of Resources on 13 74 68 or [ValOperations@resources.qld.gov.au](mailto:ValOperations@resources.qld.gov.au)



### Supplementary Notices

Supplementary Notices may be issued at various times during the year to some ratepayers to account for changes to their services or valuations. For example; sewerage pedestal rates after building a new residence on vacant land; commencing a garbage service; issue of a new or amended valuation as a result of a property record split or amalgamation or resurvey of parcels, etc. Council will also grant a 10% discount on supplementary levies providing all rates and charges are paid by the due date.



### Subsidy available for pensioners

The State Pensioner Subsidy of 20% (to a maximum of \$200 per annum) and a Council Pensioner Remission of 20% (to a maximum of \$310 per annum) will be allowed on all current Council rates and charges as levied.

Eligibility requirements include:

- Must be a holder of a Queensland Pension Concession Card or a Veterans' Affairs Gold Card (Senior Card holders are not eligible).
- Must be the owner or life tenant of the property and legally responsible for paying local government rates and charges levied.
- Subsidies can only be granted on the principal place of residence.
- Pensioners must apply for the subsidy each year.

The State Fire and Emergency Services also allow a 20% discount on the State Emergency Management Levy. Application forms can be obtained from Banana Shire Council offices and website.



## UTILITY CHARGES



### Sewer

Council's sewerage charges are set to recover the cost to Council of operating the sewerage network.



### Water

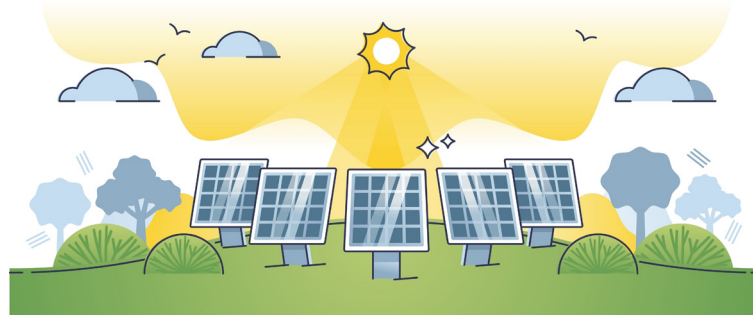
Water charges are determined on a user pays basis and collected to recover the cost of provision of infrastructure and the costs of operating and maintaining the water supply system. The charges will comprise of;

- an access charge for all properties, whether connected or not, to which Council is prepared to make a supply of reticulated water available; and
- a charge for each kilolitre of water used (consumption charge).



### Garbage/Refuse

Council's waste management charges are set to recover the cost to Council of providing refuse collection services, and a portion of the cost of transfer stations.



## SEPARATE RATES AND CHARGES



### Environmental Levy

The Environmental Levy is a separate charge for all rateable properties in the Shire. Funds raised from this levy are used to assist in defraying the cost of Council's Shire Wide Waste Strategy (the strategy incorporates the operation of landfill sites throughout the Shire, undertaking consequential environmental initiatives for the purpose of environmental protection, sustainability and conservation).



### State Emergency Management Levy

The State Emergency Management Levy is NOT a Banana Shire Council charge. Councils throughout Queensland collect and remit this levy on behalf of the State Government and funds ensure a sustainable funding base for Queensland's fire and emergency services. Enquiries regarding the State Emergency Management Levy can be made by phoning 13 QGOV (13 74 68).

## SPECIAL RATES AND CHARGES



### Rural Fire Brigade Levy

Is charged on rateable land that is not serviced by urban fire fighting services to fund the ongoing operation and maintenance of the rural fire brigades.



**For a breakdown of charges and water consumption tier limits, please refer to Council's website.**

## NOTICE OF CATEGORISATION PURSUANT TO CHAPTER 4 PART 5

### DIVISION 1 OF THE LOCAL GOVERNMENT REGULATION 2012

That in accordance with Section 81 of the Local Government Regulation 2012, the following rating categories have been adopted for the 2024/2025 year. Rateable land is identified and included in its category having regard to its description,

Council's differential rating maps and the Department of Resources Land Use Codes.

	<b>Cents in \$</b>	<b>Min. Rate</b>
Biloela Town - Residential	2.91129	\$884.82
Moura Town - Residential	10.69492	\$884.82
Other Towns - Residential	3.82821	\$884.82
Taroom Town - Residential	3.37314	\$884.82
Rural Residential	2.3381	\$884.82
Taroom Rural Residential	1.05923	\$884.82
Biloela - Multiple Dwelling	4.82366	\$1,464.42
Moura - Multiple Dwelling	13.61711	\$1,464.42
Other Towns - Multiple Dwelling	3.353	\$1,464.42
Taroom - Multiple Dwelling	4.89758	\$1,464.42
Barracks & Quarters - <251	33.60699	\$30,141.32
Barracks & Quarters - >250	34.4111	\$85,590.32
Biloela Town - Other	2.45821	\$913.02
Moura Town - Other	7.88416	\$913.02
Other Towns - Other	4.22271	\$913.02
Taroom Town - Other	3.26364	\$913.02
Rural Commercial	2.45821	\$913.02
Large Commercial	6.51349	\$25,821.28
Industrial <= \$100,000	19.61063	\$3,211.80
Industrial > \$100,000	5.01029	\$8,283.56
Heavy Industrial	78.16237	\$72,236.60
Other	7.63336	\$3,334.46
Grain bulk storage	11.15964	\$7,672.20
Water facility/storage	5.38602	\$3,325.00
Rural 1 - \$0 to \$600,000	0.533	\$918.22
Rural 2 - >\$600,001	0.33	\$3,200.00

	<b>Cents in \$</b>	<b>Min. Rate</b>
Taroom Rural 1 - \$0-\$1,000,000	0.28051	\$918.22
Taroom Rural 2 - \$1,000,001 - \$2,800,000	0.22325	\$3,190.80
Taroom Rural 3 - >\$2,800,000	0.20996	\$7,671.86
Dawson Bauhinia Rural	0.2416	\$4,714.64
Pump sites	2.75281	\$99.54
Feedlots - <2,001 SCU	26.02205	\$971.50
Feedlots - 2,001 - 5,000 SCU	34.47597	\$4,184.82
Feedlots - 5,001 - 10,000 SCU	34.47597	\$8,307.20
Feedlots - 10,001 - 20,000 SCU	34.47597	\$19,444.90
Feedlots - >20,000 SCU	34.47597	\$35,380.18
Extractive - Coal \$0 - 0\$10,000,000	18.40104	\$85,648.16
Extractive - Coal \$10,000,001 - \$20,000,000	16.90769	\$185,840.30
Extractive - Coal > \$20,000,000	8.90254	\$256,944.42
Extractive - Other	5.40225	\$17,103.08
Extractive - Quarries	7.39453	\$25,483.84
Petroleum - 0 to 1000 HA	269.28568	\$20,073.98
Petroleum - >1000 HA	136.20662	\$69,701.36
Coal Fired Power Station	89.27107	\$634,976.50
Battery Storage 1MW -19 MW	12.4922	\$6,232.00
Battery Storage 20MW -49MW	10.674	\$16,916.00
Battery Storage 50MW - 99MW	9.9122	\$28,935.00
Battery Storage 100MW - 199MW	8.3872	\$59,473.00
Battery Storage >200MW	7.6244	\$100,647.00
Wind Farm 1MW - 49MW	10.674	\$17,156.00
Wind Farm 50MW - 99MW	9.9122	\$40,029.50
Wind Farm 100MW - 199MW	8.3872	\$74,341.00
Wind Farm - > 200 MW	7.6244	\$125,808.00
Solar Farm 1MW - 49MW	10.674	\$34,312.00
Solar Farm 50MW - 99MW	9.9122	\$80,059.00
Solar Farm 100MW - 199MW	8.3872	\$148,682.00
Solar Farm - > 200 MW	7.6244	\$251,616.00



### Objections against categorisation

The general rating category in which your land is included was identified by Banana Shire Council (the decision maker). You may object to the categorisation of the land by stating your objection in writing to Banana Shire Council within (30) thirty days after the date of issue of the Rate Notice. The only ground of objection is that you believe your property should be in another rating category. Giving written notice of objection will not, in the meantime, affect the levy and payment of rates. If your land is included in another general rating category because of the objection, an adjustment of rates will be made by Council.

Written objections should be sent to: The Chief Executive Officer, Banana Shire Council, PO Box 412, Biloela, QLD, 4715 or email [enquiries@banana.qld.gov.au](mailto:enquiries@banana.qld.gov.au)



### Can I get my notices emailed? How do I get a copy of my rate notice?



Ratepayers can sign up for EzyBill to receive rates notices electronically, making it easier to manage payments, access notices instantly, save paper, and reduce waste. Visit Council's website and follow the simple steps to sign up for EzyBill.

### How do I update my contact details?

Registered owners must notify Council each time their postal address changes to ensure records are up to date. Council has no power to change an address of its own accord without receiving written advice from an owner to do so. If you have changed your email address and are using EzyBill log on to your account using your existing login details and update your email address.

### Can I change my name or remove an owner from the rate notices?

This cannot be done through council. You will need to contact the Queensland Titles Office and lodge the necessary forms and payment. Council will then be notified of the changes and be able to update our records accordingly.

### Can I make pre-payments towards my rates?

Yes, you can set up or make regular payments towards your rates via any of Council's preferred payment options. Pre-payment of rates can assist in lessening the burden of a lump sum payment. All payments received prior to the rates billing will appear on the notice as a balance brought forward and will be deducted off the total rates for that period.



# Did you know?

Some of our most frequently asked questions

### When are rate notices issued?

Banana Shire Council issue rate notices twice a year - in August and February. Water usage charges are also included on these notices. From the date of the notice, property owners have 35 days to pay or enter into a payment arrangement.

### **I am a Pensioner am I eligible for a subsidy?**

Pensioner concessions on rates and charges are available to eligible applicants. If you are the holder of a Queensland "Pension Concession Card" or DVA Gold Card and the property is your principal place of residence, you may apply for a concession on your rates and charges. A pension concession application (available from Banana Shire Council offices and website) must be submitted to Council with a copy of your Pension Card.

### **How do I receive a reminder to pay so I don't miss discount?**

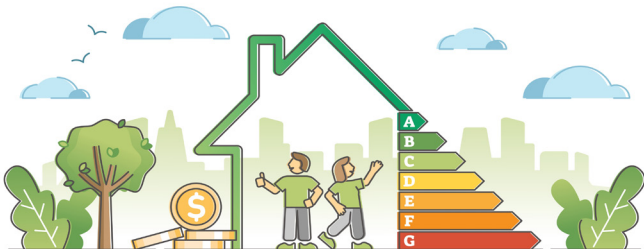
Sign up using our SMS notifications registration form to receive a text message reminder 5 days before rates and charges are due for payment. Council also posts reminder messages on our Banana Shire Council Facebook page.

### **Do I get a discount for paying my rates on time?**

Council offers a 10% discount on eligible rates and charges if full payment is received by the due date. In order to take advantage of the discount Council offer for early payment - the full amount, including any rate arrears and interest must be paid on or before the due date. Electronic payments processed after the nominated payment cut-off time on the due date by your financial institution or bill payment service will not be eligible to receive a discount.

### **I am having difficulty paying my rates by the due date. What do I do?**

Council is prepared to accept reasonable payment arrangements from property owners who are experiencing financial difficulties and cannot pay their rates by the due date. If you are having difficulties please submit a rates payment commitment application or contact Council's Rates Department before the due date shown on the notice. All payment plans will be confirmed in writing and interest will still apply on outstanding rates and charges.



### **Is interest charged on overdue rates?**

In accordance with section 133 of the Local Government Regulation 2012 interest charges will be applied to all overdue rates or charges. From 1 July 2024 Interest will accrue at a rate of 12.35% per annum, compounding daily. To avoid interest charges you must pay your rates in full by the due date.

### **What happens if I don't pay my rates?**

Unpaid rates are considered overdue and recoverable by Council once the due date has passed. If you have overdue rates and do not have an approved payment arrangement with Council or fail to maintain your payment commitment your debt could be referred to an external debt collection agency. If your debt has been referred to the external debt collection agent and remains unpaid you could face legal (Court) action that could cost (depending on the size of your rates debt) hundreds or even thousands of dollars in legal fees. When rates remain unpaid for in excess of three (3) years Council has the ability to instigate sale proceedings in accordance with the Local Government Regulation 2012.

### **My water consumption seems high. What do I do?**

Before contacting Council it is recommended that you refer to the back of your Water Consumption Advice and follow the instructions on detecting leaks and reading your water meter. It is also important to note, if your meter has recently been replaced, you may notice an increased water consumption due to the meter now recording correctly. Further enquiries can be directed to Council's Water Services Section.

Monitor Water Consumption - Sign up to Aqualas Water via <https://banana.aqualas.com/> to monitor your water consumption, receive monthly consumption reports and allow remote meter reading to properties connected to Council's reticulated water supply within Banana, Callide Dam, Thangool, Biloela, and Moura

**For application forms or more information on any of the above visit Banana Shire Council's website [www.banana.qld.gov.au](http://www.banana.qld.gov.au)**





## Contact Council

### Customer Service Centres

#### Biloela

##### **Shire Chambers**

62 Valentine Plains Road,  
Biloela, QLD 4715  
8.00am to 5.00pm  
Mon - Fri

#### Moura

##### **Administration Office**

38 Gillespie Street,  
Moura, QLD 4718  
8.30am to 5.00pm  
Mon - Fri

#### Taroom

##### **Administration Office**

Yaldwyn Street,  
Taroom, QLD 4420  
8.00am to 5.00pm  
Mon - Fri

### Phone, Email and Postal Address

Phone: (07) 4992 9500

Fax : (07) 4992 3493

Email: [enquiries@banana.qld.gov.au](mailto:enquiries@banana.qld.gov.au)

Postal Address: PO Box 412, Biloela, QLD, 4715

### Website

Visit [www.Banana.qld.gov.au](http://www.Banana.qld.gov.au)



### **Frequently Asked Questions**

<https://www.banana.qld.gov.au/homepage/148/frequently-asked-questions>



### **Pay your rates online**

[www.bpoint.com.au/payments/bananashire](http://www.bpoint.com.au/payments/bananashire)



### **Visit BSC Rates & Utilities website**

[www.banana.qld.gov.au/council-services/corporate-and-community-services/rates-utility-charges](http://www.banana.qld.gov.au/council-services/corporate-and-community-services/rates-utility-charges)