

Your rates explained

2023/2024

Banana SHIRE
SHIRE OF OPPORTUNITY

Message from the Mayor

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 2024.

Council has announced a modest rate increase of approximately 4% for most ratepayers to ensure responsible financial management while minimising the impact on your budget. Our commitment is to deliver high-quality services and initiatives for the benefit of the entire community.

Council's financial management has resulted in a projected operating surplus of around $3 million for the year ending June 30, 2023. Additionally, we anticipate a surplus of $210 million in net comprehensive income, including capital items, due to asset revaluations during the financial year.

To improve the infrastructure in our region, we have made significant investments in road and water infrastructure upgrades. This includes a modest capital program and substantial investment in flood damage repair.

We are proud to have successfully delivered major projects such as gravel re-sheeting, urban reseal, road reconstruction, amenities upgrades, and more.

Council has received significant funding from the Queensland Reconstruction Authority to rectify flood damage incurred in October/ November 2021. Approximately $60 million worth of flood repair work will be completed, with local contractors actively involved in over half of these projects.

For ongoing financial sustainability, Council has adopted an operating surplus of $1,149 million for the year ending June 30, 2024. We have allocated approximately $48.72 million to a large capital works program, with around half of the program funded by external sources.

Some notable projects included in this budget are the Moura Library/ Museum, Banana Shire Waste Management Facility, Road Upgrades, Biloela Splash Park, Injune Road Upgrade, Theodore Heavy Vehicle Bypass, and Orange Creek Road Rehabilitation.

We are committed to transparency and effective communication. Should you have any questions or require further information, please don't hesitate to contact us.



Cr Nev Ferrier
Banana Shire Mayor

22/23 MAJOR PROJECTS

Deearne Road | Gravel Resheeting
$1,695,106.00

Banana Shire | Urban Reseal
$1,135,145.00

Three Chain Road | Reconstruction
$1,084,792.00

Defence Road | Gravel Resheeting
$574,196.00

Moura Pool
Amenities & Shade Sail Upgrades
$524,533.00

Biloela Treatment Plant
Electrical Renewal
$519,538.00

Water Treatment Plant
Clarifier Replacement
$483,391.00

Shire - Rural
Reseals
$457,144.00

Lawrence Street
Footpath
$439,011.00

The Bend Road
Dawson River Bridge
$271,720.00

Orange Creek Road Rehab
$1,801,000.00

Theodore Heavy Vehicle Bypass
$2,130,000.00

Injune Road Upgrade
$2,529,000.00

Biloela Splash Park
$2,130,000.00

Cracow Road Upgrade
$4,078,000.00

Banana Shire Waste Management Facility
$5,401,000.00

Moura Library & Museum
$7,300,000.00

23/24 KEY PROJECTS



RATE NOTICE DATES 2023/2024

JULY TO DECEMBER 2023
ISSUE: 14 AUGUST 2023 I DUE: 18 SEPTEMBER 2023

JANUARY TO JUNE 2024
ISSUE: 12 FEBRUARY 2024 I DUE: 18 MARCH 2024

YOUR RATES EXPLAINED

Banana Shire Council issue rate notices twice a year – on the second Monday 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"
1	Biloela Town – Residential	30%
2	Moura Town – Residential	30%
3	Other Towns – Residential	15%
4	Taroom Town – Residential	20%
5	Rural Residential	15%
9	Other Town – Multiple Dwelling	10%
13	Biloela Town –Other	20%
15	Other Towns –Other	20%
16	Taroom Town – Other	25%
27	Rural 3– >$1,100,000	30%
31	Bauhinia Rural	15%

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 ValOperations1@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.

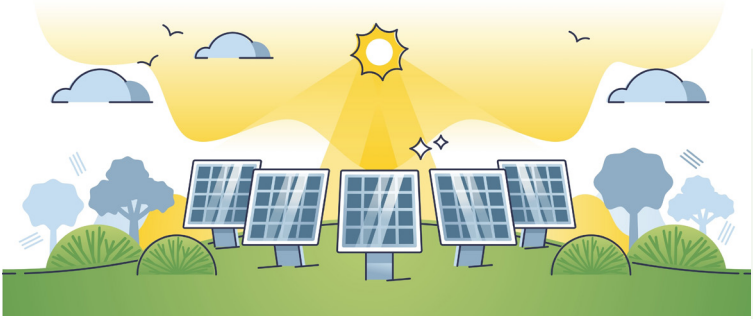
Water

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 consuption 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 2023/2024 year. Rateable land is identified and included in it's category having regard to it's description, Council's differential rating maps and the Department of Resources Land Use Codes.

	Differential Rate Category	Cents in $	Min. Rate
1	Biloela Town - Residential	2.20276	$834.74
2	Moura Town - Residential	10.099110	$834.74
3	Other Towns - Residential	3.82821	$834.74
4	Taroom Town - Residential	3.373160	$834.74
5	Rural Residential	2.2305	$834.74
6	Taroom Rural Residential	1.153350	$834.74
7	Biloela - Multiple Dwelling	3.734680	$1,381.52
8	Moura - Multiple Dwelling	12.84632	$1,381.52
9	Other Towns - Multiple Dwelling	10.101740	$1,381.52
10	Taroom - Multiple Dwelling	4.620350	$1,381.52
11	Barracks & Quarters - <251	31.704710	$28,435.20
12	Barracks & Quarters - >250	28.67592	$78,858.78
13	Biloela Town - Other	2.45821	$861.34
14	Moura Town - Other	7.408310	$861.34
15	Other Towns - Other	4.22707	$861.34
16	Taroom Town - Other	3.12515	$861.34
17	Rural Commercial	2.45821	$861.34
18	Large Commercial	6.1448	$24,359.70
19	Industrial <= $100,000	19.610620	$3,030.00
20	Industrial > $100,000	5.60304	$7,669.96
21	Heavy Industrial	73.73808	$68,147.74
22	Other	8.504260	$3,145.72
23	Grain bulk storage	12.01496	$7,237.92
24	Water facility/storage	5.081150	$3,136.80
25	Rural 1 - $0 to $400,000	0.738290	$834.74
26	Rural 2 - $400,001 - $1,100,000	0.708760	$2,872.80
27	Rural 3 - >$1,100,000	0.679230	$8,286.00

	Differential Rate Category	Cents in $	Min. Rate
28	Taroom Rural 1 - $0-$490,000	0.510460	$834.74
29	Taroom Rural 2 - $490,001 - $1,400,000	0.408370	$2,900.72
30	Taroom Rural 3 - >$1,400,000	0.382840	$6,974.42
31	Dawson Bauhinia Rural	0.67	$4,286.04
32	Pump sites	1.136010	$93.90
33	Feedlots - <2,001 SCU	14.63253	$916.50
34	Feedlots - 2,001 - 5,000 SCU	23.948230	$3,947.94
35	Feedlots - 5,001 - 10,000 SCU	37.267080	$7,836.99
36	Feedlots - 10,001 - 20,000 SCU	34.588310	$18,344.24
37	Feedlots - >20,000 SCU	32.466720	$33,377.51
38	Extractive - Coal <500 workers	43.885740	$80,800.14
39	Extractive - Coal 500 - 1,000 workers	48.065330	$161,600.26
40	Extractive - Coal>1,000 workers	19.967730	$242,400.39
41	Extractive - Other	14.27009	$16,134.98
42	Extractive - Quarries	14.654790	$23,596.14
43	Petroleum - 0 to 1000 hectares	254.52	$18,249.08
44	Petroleum - >1000 hectares	133.47865	$63,364.88
45	Coal Fired Power Station	82.6584	$587,941.20
46	Battery Storage 1MW -19 MW capacity	12.492200	$6,232.00
47	Battery Storage 20MW -49MW capacity	10.674	$16,916.00
48	Battery Storage 50MW - 99MW capacity	9.912200	$28,935.00
49	Battery Storage 100MW - 199MW capacity	8.3872	$59,473.00
50	Battery Storage >200MW capacity	7.624400	$100,647.00
51	Wind Farm 1MW - 49MW capacity	10.674	$34,312.00
52	Wind Farm 50MW - 99MW capacity	9.9122	$80,059.00
53	Wind Farm 100MW - 199MW capacity	8.3872	$148,682.00
54	Wind Farm - > 200 MW capacity	7.6244	$251,616.00
55	Solar Farm 1MW - 49MW capacity	10.674	$34,312.00
56	Solar Farm 50MW - 99MW capacity	9.9122	$80,059.00
57	Solar Farm 100MW - 199MW capacity	8.3872	$148,682.00
58	Solar Farm - > 200 MW capacity	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 sole ground on which you, as the owner, may object is that having regard to the description determined by Banana Shire Council, the land should have been included in another rating category as at the date of issue of the Rate Notice. 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



Did you know?

Some of our most frequently asked questions

When are rate notices issued?

Banana Shire Council issue rate notices twice a year - on the second Monday 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.



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

Banana Shire Council has introduced eNotices which is an easy and convenient way to receive your rate notices direct to your email inbox. To register, find the eNotices logo on your rate notice for your eNotices Reference Number and sign up at banana.enotices.com.au.

eNotices allows you to easily access, print and reprint notices at any time, store notices electronically, self-manage all your properties, send notices to multiple email addresses, and receive your notice faster than standard mail.

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 eNotices 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 ensures that payment of your rates is made much easier by not being burdened with 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.

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?

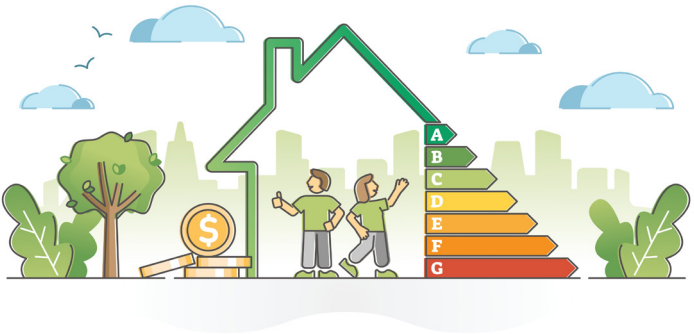
Sign up using our SMS notifications registration form to receive a text message reminder 5 days before rates and charges are due for payment. Council also posts reminder messages on our Banana Shire Council Facebook page.

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 2023 Interest will accrue at a rate of 11.64% 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.

For application forms or more information on any of the above visit Banana Shire Council's website 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
Gillespie Street,
Moura, QLD 4718
8.30am to 4.30pm
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
Postal Address: PO Box 412, Biloela, QLD, 4715

Website

Visit www.Banana.qld.gov.au

Visit BSC Rates & Utilities website

www.banana.qld.gov.au/council-services/corporate-and-community-services/rates-utility-charges

Pay your rates online

www.bpoint.com.au/payments/bananashire

Frequently Asked Questions

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