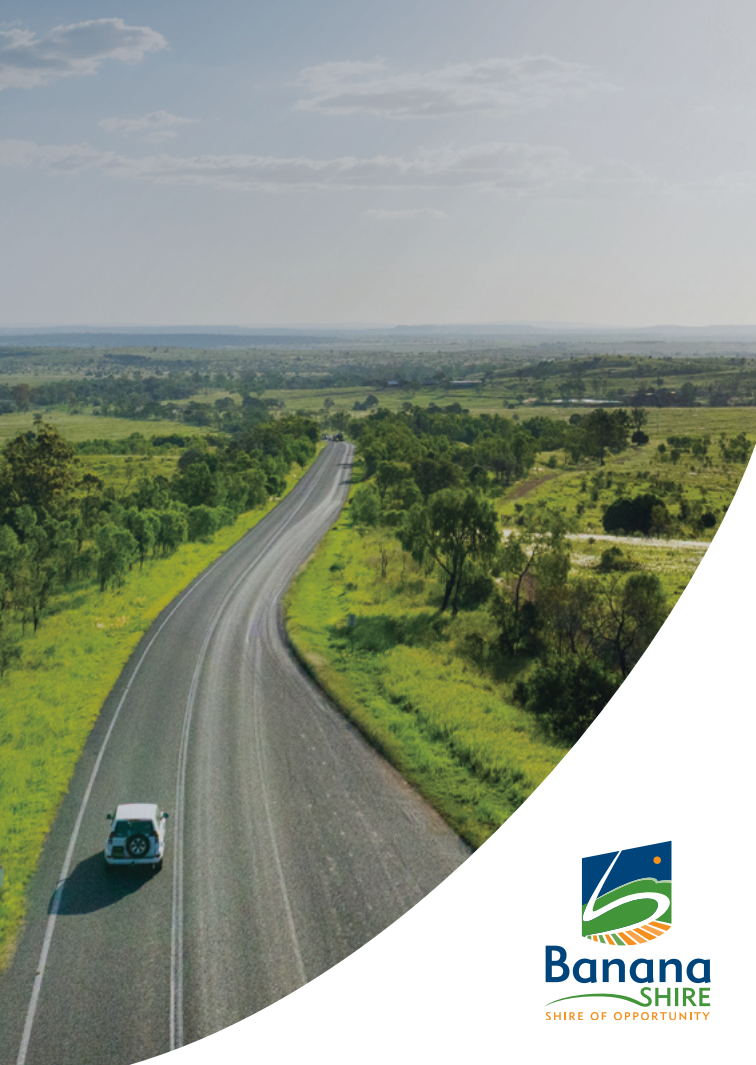


YOUR RATES EXPLAINED

2026 - 2027



Have your next notice delivered by email.

You have the option to receive your next Rates notice electronically, making it easier to access your notice instantly and save paper.

Follow the steps and sign up for EzyBill today.

1 Go to **banana.ezybill.com.au** or scan the QR code

2 Create your EzyBill account

3 Register your notice



Scan the QRCode for more information



PAY YOUR RATES WITH BPOINT

www.bpoint.com.au/payments/bananashire



MESSAGE FROM THE MAYOR

Every year, Council carefully considers how your rates can best support the services, facilities and infrastructure our communities rely on while maintaining a strong and sustainable financial position.

The **2026 - 2027 Budget** delivers a \$48 million capital works program that will see continued investment in roads, water and sewerage infrastructure, community facilities and projects that support economic growth across the Banana Shire. Significant external funding has helped Council deliver these important projects while reducing pressure on ratepayers.

We understand the cost-of-living pressures facing many residents and have worked hard to keep increases as low as possible. While the average rate increase is 8.19% across all categories, most residential ratepayers will see an increase closer to 3%, with rate capping retained to provide greater consistency and fairness.

Your rates help fund the essential services that keep our communities running and contribute to the liveability and prosperity of our region.

Thank you for your continued contribution to the Banana Shire.

Cr Nev Ferrier

Mayor, Banana ShireCouncil



MAJOR PROJECTS



BURNETT HIGHWAY THANGOOL PEDESTRIAN CROSSING

Bikeways & Pathways - \$200,000.00



BILOELA INCUBATOR UNIT - Stage 3

Urban Construction - \$600,000.00



BITUMEN RESEALS PROGRAM

Rural & Urban Reseal - \$1,800,000.00



PAINES ROAD - Stage 2

Rural Construction - Seal - \$1,000,000.00



THEODORE MOURA ROAD FLOODWAYS

Rural Drainage - \$700,000.00



ORANGE CREEK ROAD REHAB - Stage 3

Rural Construction - Seal - \$1,950,000.00



THEODORE HEAVY VEHICLE BYPASS - Stage 2

Urban Construction - \$400,000.00

KEY PROJECTS



GLENMORAL ROUNDSTONE ROAD UPGRADE - Stage 1

Rural Construction - Seal - \$1,902,000.00



INJUNE ROAD - Stage 3

Rural Construction - Seal - \$2,500,000.00



BILOELA SPLASH PARK

Parks & Open Spaces - \$2,900,000.00



THEODORE LONG DISTANCE BUS STOP

Community Infrastructure - \$80,000.00



BANANA LONG DISTANCE BUS STOP

Community Infrastructure - \$250,000.00

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 all rates and charges are paid by the due date.

NOTICE DATES FOR THE YEAR 2026/ 2027

JULY TO DECEMBER 2026

Issue: 10 August 2026
Due: 14 September 2026

JANUARY TO JUNE 2027

Issue: 8 February 2027
Due: 15 March 2027

How land valuations affect Council rates

Council uses the unimproved or site valuations provided by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development 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 Natural Resources and Mines, Manufacturing and Regional and Rural Development on 13 QGOV or visit nrmmrd.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; 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 on applicable rates and charges.

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.

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.

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	PERCENTAGE INCREASE (I.E., "THE CAP")
Biloela Town - Residential	20%
Other Towns - Residential	20%
Taroom Town - Residential	20%
Rural Residential	20%
Barracks & Quarters - <251	25%
Other Towns – Other	25%
Industrial <= \$100,000	15%
Rural 1 - \$0 – \$600,000	15%
Rural 2 - > \$600,000	15%
Taroom Rural 3 - >\$2,800,001	25%

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.

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;
- 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.



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).

SEPARATE CHARGES



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).



PEST MANAGEMENT LEVY

The Pest Management Levy is a special 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 Pest Eradication Strategy (which strategy incorporates the engagement of resources to increase the control efforts of pest weeds and/or animals in public areas in the Shire).

SPECIAL 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.



NOTICE OF CATEGORISATION

Persuant to Chapter 4, Part 5, Division 1 of 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 2026/2027 year. Rateable land is identified and included in its category having regard to its description, Council's differential rating maps and the Queensland Lands Department Land Use Codes.

CATEGORY NAME (section81)	RATE (Cents in the \$)	MINIMUM DIFFERENTIAL GENERAL RATE
Biloela Town - Residential	3.08859	\$938.70
Moura Town - Residential	11.34624	\$938.70
Other Towns - Residential	4.06135	\$938.70
Taroom Town - Residential	3.57856	\$938.70
Rural Residential	2.48049	\$938.70
Taroom Rural Residential	1.12374	\$938.70
Biloela - Multiple Dwelling	5.01742	\$1,553.60
Moura - Multiple Dwelling	14.44637	\$1,553.60
Other Towns - Multiple Dwelling	3.5572	\$1,553.60
Taroom - Multiple Dwelling	5.19585	\$1,553.60
Barracks & Quarters <251	37.05171	\$33,230.80
Barracks & Quarters >250	37.93823	\$92,158.34
Biloela Town - Other	2.60792	\$968.62
Moura Town - Other	8.3643	\$968.62
Other Towns - Other	4.47987	\$968.62
Taroom Town - Other	3.4624	\$968.62
Rural Commercial	2.60792	\$968.62
Large Commercial	6.91016	\$27,393.80
Industrial <=\$100,000	20.80492	\$3,407.38
Industrial >\$100,000	5.52384	\$9,132.64
Heavy Industrial	86.174	\$79,640.86
Other	8.25548	\$3,606.20
Grain Bulk Storage	12.3035	\$8,458.60
Water Facility / Storage	5.82498	\$3,595.98
Rural 1 - \$0 to \$600,000	0.56545	\$974.14
Rural 2 - >\$600,001	0.29985	\$3,394.88

CATEGORY NAME (section81)	RATE (Cents in the \$)	MINIMUM DIFFERENTIAL GENERAL RATE
Taroom Rural 1 - \$0 to \$1,000,000	0.2976	\$974.14
Taroom Rural 2 \$1,000,001 to \$2,800,000	0.23685	\$3,385.12
Taroom Rural 3 >\$2,800,000	0.22275	\$8,139.06
Dawson Bauhinia Rural	0.25632	\$5,001.76
Pump Sites	2.92045	\$105.60
Feedlots - <2,001 SCU	28.14285	\$1,050.68
Feedlots - 2,001 to 5,000 SCU	37.28576	\$4,525.88
Feedlots 5,001 to 10,000 SCU	39.92799	\$8,984.24
Feedlots 10,001 to 20,000 SCU	46.73199	\$21,029.66
Feedlots >20000 SCU	51.01832	\$38,263.66
Extractive - Coal \$0 to \$10,000,000	20.38375	\$94,876.74
Extractive - Coal \$10,000,000 to \$20,000,000	20.51321	\$2,038,374.80
Extractive - Coal >\$20,000,000	11.68459	\$4,102,641.60
Extractive - Other	5.98434	\$18,945.92
Extractive - Quarries	8.19129	\$28,229.74
Petroleum 0 to 1,000HA	305.37	\$22,763.90
Petroleum >1,000HA	154.52586	\$79,041.34
Coal Fired Power Station	98.42135	\$700,061.60
Battery Storage 1 to 19MW	13.11681	\$6,543.60
Battery Storage 20 to 49MW	11.2077	\$17,761.80
Battery Storage 50 to 99MW	10.40781	\$30,381.76
Battery Storage 100 to 199MW	8.80656	\$62,446.66
Battery Storage >200MW	8.00562	\$105,679.36
Wind Farm 1 to 49MW	11.2077	\$17,982.30
Wind Farm 50 to 99MW	10.40781	\$42,030.98
Wind Farm 100 to 199MW	8.80656	\$78,058.06
Wind Farm >200MW	8.00562	\$132,098.40
Solar Farm 1 to 49MW	11.2077	\$36,027.60
Solar Farm 50 to 100MW	10.40781	\$84,061.96
Solar Farm 100 to 199MW	8.80656	\$156,116.10
Solar Farm >200MW	8.00562	\$264,196.80

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 for 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

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.

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 access notices instantly, save paper, and reduce waste. Visit Council's website and follow the simple steps to sign up for EzyBill.



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 or a solicitor 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.



MY RATES NOTICE COVERS A PERIOD I DID NOT OWN PROPERTY FOR. WHY DO I HAVE TO PAY?

Please check your property settlement statement to confirm the rates adjustment completed at settlement. If you have any question regarding these adjustments, please contact your solicitor.

DID YOU KNOW?

Some of our most frequently asked questions



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.

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 2026 interest will accrue at a rate of 11% per annum, compounding daily. To avoid interest charges you must pay your rates in full by the due date.



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.



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 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.aqualus.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



CONTACT COUNCIL

Customer Service Centres

BILOELA

Shire Chambers

62 Valentine Plains Road, Biloela QLD 4715

8AM to 5PM

Mon - Fri

MOURA

Administration Office

34 Gillespie Street, Moura, QLD 4718

8.30AM to 5PM

Mon - Fri

TAROOM

Administration Office

13 Yaldwyn Street, Taroom, QLD 4420

8AM to 5PM

Mon - Fri

(07) 4992 9500

enquiries@banana.qld.gov.au

PO Box 412, Biloela, QLD, 4715

www.banana.qld.gov.au