

REVENUE POLICY 2026/2027

SCOPE

In developing this Policy Banana Shire Council (Council) has considered the provisions of Section 193 of the *Local Government Regulation 2012*.

LEGISLATION

Local Government Act 2009
Local Government Regulation 2012

OBJECTIVE

The purpose of this revenue policy is to set out the principles used by Council in the 2026/2027 financial year for:

- Levying rates and charges.
- Granting concessions for rates and charges.
- Recovering overdue rates and charges.
- Cost-recovery methods.

POLICY

1. Principles used for the levying of rates and charges

Pursuant to section 94 of the *Local Government Act 2009*, Council must levy general rates and may levy special rates and charges, utility charges and separate rates and charges. In general, Council will be guided by the principle of user pays in the levying of rates and charges (other than general rates) to minimise the impact of rating on the efficiency of the local economy.

Council will also be guided by the principles of:

- Transparency in the making of rates and charges; having in place a rating regime that is simple and inexpensive to administer.
- Equity by having regard to the different classes of ratepayers within the local community.
- Equity through flexible payment arrangements for ratepayers having trouble paying their rates by the due date.
- Flexibility to take account of changes in the local economy.

- Flexibility to consider the impact that different industries have on the shire's infrastructure.
- Ensuring ratepayers are given adequate notice of their liability to pay rates and charges; and
- Making clear the obligations and responsibilities of both Council and ratepayers with respect to rates and charges.

All land in Banana Shire was subject to revaluation by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development. Across some rating categories there were inconsistent increases in land valuations. This had the effect of some land changing rating categories. This movement to a different rating category has resulted in land with the same valuation being charged a different General Rate.

2. Principles used for granting concessions for rates and charges

In considering the application of concessions, Council will be guided by the principles of:

- Equity by having regard to the different classes of ratepayers within the local community.
- The same treatment for ratepayers with similar circumstances.
- Transparency by making clear the availability of concessions and eligibility requirements.
- Flexibility to allow Council to respond to local economic issues; and
- Long term planning to ensure the financial sustainability of concessions.

Purpose for the concessions:

Council intends to exercise its power under Chapter 4, Part 10 of the *Local Government Regulation 2012* to partly remit rates and utility charges for the purpose of recognising the financial and related circumstances of qualifying pensioners within the Shire.

Council may also grant concessions to not for profit recreation, sporting, and community organisations in accordance with the provisions of Chapter 4, Part 10 of the *Local Government Regulation 2012*.

Council may also grant concessions in support of individuals participating in employee sponsored housing schemes, which housing schemes encourage the economic development of all or part of Council's area.

Consideration may be given by Council to granting a class concession in the event all or part of the local government area is declared a natural disaster area by the State Government.

3. Principles used for the recovery of overdue rates and charges

Council will exercise its rate recovery powers to reduce the overall rate burden on ratepayers. It will be guided by the principles of:

- Transparency by making clear the obligations of ratepayers and the processes used by Council in assisting them meet their financial obligations.

- Making the processes used to recover overdue rates and charges clear, simple to administer and cost effective (these processes are set out in Council's Recovery of Overdue Rates and Charges Policy and Procedure).
- Negotiating arrangements for payment where appropriate.
- Equity by having regard to providing the same treatment for ratepayers with similar circumstances; and
- Flexibility by responding where necessary to changes in the local economy.

4. Principles used for cost-recovery methods

Under section 97 of the *Local Government Act 2009* Council may, under a local law or by resolution, fix a cost-recovery fee. In collecting and setting cost-recovery fees, Council will be guided by the principles of:

- Application of the user pays principle in collecting cost-recovery fees; and
- Cost-recovery fees will be set by Council to ensure that each fee does not exceed the cost to Council of taking the action for which the fee is charged.

Council also has the power to conduct business activities and make commercial charges for services and facilities it provides on this basis. Commercial charges are a class of charge which is purely commercial in application.

5. Physical and social infrastructure costs

Council requires developers to pay reasonable and relevant contributions towards the cost of infrastructure required to support the development and the impact on the locale and community. In setting charges for new developments, Council's objective is to apportion the establishment cost of infrastructure and facilities overall benefiting development (existing and future) commensurate with the demand or load that existing and future development will place on existing and planned infrastructure and facilities while ensuring a reasonable and equitable distribution of costs between Council and developers of land. Specific charges are detailed in Council's schedule of fees and charges which is reviewed annually.

6. Human Rights Principles

Council shall ensure that Council's revenue raising is conducted in a manner that reflects and preserves the Human Rights Principles outlined in the *Human Rights Act 2019*.

PROCEDURE

Procedures as approved and issued by the Chief Executive Officer, and subject to further revision, amendment, and issue under the authority of the Chief Executive Officer.

CERTIFICATION



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CHIEF EXECUTIVE OFFICER
BANANA SHIRE COUNCIL

7 April 2026

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DATE