



# RATES NOTICE FACT SHEET

## Guide to understanding your 2016/17 Rates Notice

### What are Rates and Charges?

Rates and charges are annual payments made by property owners to help Council meet the costs of providing services and maintaining assets on behalf of the community. The rates and charges are determined through the Annual Budget, which was adopted on 20 June 2016.

Your Rates are made up of the following charges and levies:

Description	Charge/Rate
General Rate	see table
Municipal Charge	\$325.80
Environmental Levy	\$220.10
Garbage Service (per bin)	\$105.20
Recycling Service (per bin)	\$94.80
Organic Waste (per bin)	\$97.20
FSPL Fixed Charge	see table
FSPL Variable Charge	see table
FSPL Pension Rebate	-\$50
Pension Concession (rebate)	-\$218.30

### Can I get a Pension rebate?

To be eligible for a Pension rebate, you must hold a current:

- Pensioner Concession card (issued by Centrelink or Department of Veterans Affairs);
- Department of Veterans Affairs Gold Card TPI - Totally and Permanently Incapacitated; or
- Department of Veterans Affairs Gold Card WW - War Widow.

Health Care Cards do not entitle you to a rate rebate.

A rebate may only be claimed for your principal place of residence.

### How is the General Rate calculated?

The General Rate is different for every property and is based on the Capital Improved Value (CIV) applied against the nominated rate in the dollar. This rate is determined by the category of your land.

These categories are listed in the table below which also shows the 2016/17 rate in the dollar:

Example of the calculation for residential property:

$$\text{\$230,000 (CIV) x 0.0038078 (rate) = \text{\$875.80}}$$

Description	2016/17 Rate
General Vacant	0.0076146
General Building	0.0038078
Farm Vacant	0.0038078
Farm Building	0.0038078
Commercial Vacant	0.0076146
Commercial Building	0.0053302
Industrial Vacant	0.0076146
Industrial Building	0.0053302
Rural Residential Vacant	0.0076146
Rural Residential Building	0.0038078
Cultural & Recreational	0.0036898
DHS Elderly	0.0019324

### What if I disagree with the valuation?

You have the right to lodge a formal objection to the valuation of your property under the *Valuation of Land Act 1960*. Council must receive the objection within two months of the date of issue detailed on your Rates notice.

The process of appeal can be lengthy so ratepayers are encouraged to continue making the scheduled payments to avoid any interest charges.

## What is the Fire Service Property Levy?

From 1 July 2013, the Fire Services Levy was removed from insurance premiums.

This is now collected through council rates which mean that all property owners contribute to funding Victoria's fire services, not just those with adequate insurance.

The levy includes a fixed charge as well as a variable component, which is calculated based on the type of property you own.

Property Sector	Fixed Charge	CFA Variable Rates*
Residential (including vacant land)	\$105	12.8 cents
Commercial	\$213	104.7 cents
Industrial	\$213	165 cents
Primary Production	\$213	26 cents
Public benefit	\$213	13.2 cents
Vacant (excluding vacant residential)	\$213	49 cents

\*cents per \$1,000 of CIV

## How is the FSPL variable rate calculated?

The variable charge is calculated by applying the nominated rate (as shown in the above table) against the Capital Improved Value (CIV) of your property.

Example of the calculation for residential property:

$$\text{\$230,000 (CIV)} \times \text{0.000128 (rate)} = \text{\$29.44}$$

Property owners who currently receive a concession on their rates will automatically receive a \$50 rebate.

For more information visit [www.firelevy.vic.gov.au](http://www.firelevy.vic.gov.au)

## When are my Rates due?

Council offers the following payment options:

### PAYMENT IN FULL DUE: 15 FEBRUARY 2017

### FOUR (QUARTERLY) INSTALMENTS

Instalment	Due Date
1st instalment	30 September 2016
2nd instalment	30 November 2016
3rd instalment	28 February 2017
4th instalment	31 May 2017

### TEN INSTALMENTS (direct debit only)

Instalment	Due Date
1st instalment	28 August 2016
2nd instalment	28 September 2016
3rd instalment	28 October 2016
4th instalment	28 November 2016
5th instalment	28 December 2016
6th instalment	28 January 2017
7th instalment	28 February 2017
8th instalment	28 March 2017
9th instalment	28 April 2017
10th instalment	28 May 2017

## How much interest will I be charged?

Interest will be charged at 9.5 per cent on any overdue payments from the date payment is due until the date of payment.

This interest rate is set by the State Government.

