



MOIRASHIRE
ON THE MURRAY

2016/2017

Your Rates Explained

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Understanding Your Rate Notice

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.

Council has declared six rates and charges:

1. A General Rate, which is calculated by multiplying the Capital Improved Value (CIV) of your property by the rate-in-the-dollar for that property's rating classification;
2. A Municipal Charge of \$325.80,
3. An Environmental Levy of \$220.10;
4. A kerbside garbage collection service of \$105.20 per bin;
5. A kerbside recycling collection service of \$94.80 per bin;
6. A kerbside organics collection service of \$97.20 per bin.

Victorian Government Fire Services Property Levy

The Fire Services Property Levy is collected on behalf of the State Government on your property Valuation and Rate notice and consists of two items:

1. FSPL Fixed Charge of \$105 for residential and \$213 for non-residential properties; and
2. FSPL Variable Levy, which is calculated by multiplying the CIV of your property by the variable levy rate applicable to that property's land use classification.

Municipal Charge

The Municipal Charge is a fixed charge which all rateable properties incur regardless of value or property type. This is to recover some of Council's governance and administration costs.

Environmental Levy

Revenue from the Environment Levy is used to meet the significant and growing costs of providing a range of waste management services including maintenance of our Landfill and Transfer Stations. This is a fixed charge which all rateable properties incur regardless of the value of the property.

Garbage Recycling and Organic Waste Services

Garbage, recycling and organic waste charges only apply to properties with access to a domestic kerbside collection service. The charges fully fund the cost of collection and disposal of the waste.

For information about these waste services please visit our website www.moira.vic.gov.au/wastecollection

How are my rates calculated?

Your General Rates are calculated using the following formula:

Capital Improved Value (CIV) x Rate-in-Dollar

Residential property example based on \$230,000 CIV	
General Rate (\$230,000 x General Building 0.0038078)	\$875.80
Municipal Charge	\$325.80
Environmental Levy	\$220.10
Garbage Service	\$105.20
Recycling Service	\$94.80
Organic Waste (where applicable)	\$97.20
Total Rates and Charges	\$1,718.90

How is my Fire Services Property Levy Calculated?

The formula for calculating your Fire Services Property Levy is:

Residential property example based on \$230,000 CIV	
Fixed Charge	\$105.00
Variable Charge (\$230,000 x variable rate 0.000128)	\$29.44
Total Fire Services Property Levies	\$134.44

How much have the rates gone up this year?

Council's budget sets how much revenue it will collect from rates, including any rate rises. This year the overall increase in total declared rates and charges revenue (incorporating general rates, municipal charges, environmental levy and waste service charges) is capped at 2.5 per cent.

What are the different rating classifications?

Council has 12 differential rates covering residential, farm, commercial, industrial, rural and cultural/recreational properties. Information regarding each classification is detailed in Councils Budget Report and on our website. If the use of your property has changed, or you disagree with your property's rating classification, you may apply to Council for a rating reclassification. This must be done in writing and within two months of receiving your Rates notice.

I have a Pension Card, am I entitled to a concession?

A pension concession for eligible card holders may provide a 50 per cent rebate on Councils General Rate (capped at \$218.30) on your principal place of residence. This amount is set by the State Government. Eligible card holders will also receive a \$50 concession off the Fire Services Property Levy for their principal place of residence.

If you received a pension concession last year, and are still eligible, the current concession will be shown on your rate notice. Where a concession is not shown, eligible cardholders (Pensioner Concession Card or Gold TPI or War Widow Card) must apply by 30 June 2017 on the relevant form, which is available from Council. The pensioner concession does not apply to Health Care Card holders.

2016 Property Valuations

Under the Valuation of Land Act 1960, Victorian Councils are required to revalue properties in their municipality every two years. This is called a General Revaluation.

In certain circumstances where your property has undergone a change, an adjustment to your rating valuations must be undertaken between general valuations. This is known as a Supplementary Valuation, and most commonly is undertaken when:

- Your property has physically changed (for example, when buildings are erected, altered or demolished); or
- Your land has been subdivided, consolidated and/or parcels sold

Can I object to my property valuations?

You may object to a valuation in relation to the value of a property or on other grounds (including the AVPCC) as specified in the Valuation of Land Act 1960.

An objection must be made within two months of the date of your initial Valuation and Rates Notice or Supplementary Valuation Notice and should be submitted on the prescribed form. Copies of the Objection Form are available from the Council Office. Council cannot accept objections that fall outside of the statutory time limit.

Please note that until, and unless, you receive an amended rates notice from Council, you must pay your rates and charges as per the amounts and payment dates shown on your original notice. Failure to pay rates by the required date will result in interest being charged.

How is the valuation of my property determined?

In simple terms, a valuation is an assessment of the amount a property would sell for on a set date (in this case 1 January, 2016).

To work out how much your property is worth, our contract valuers analyse property sales and rental data trends, as well as other factors such as: the highest and best use of the land; house value and other site improvements; land shape, size and location.

Council's valuations have been conducted by independent, licensed contract valuers, LG Valuation Services Pty Ltd.

Does council get more money when property values go up?

No. The rise or fall of property values doesn't lead to Council collecting more or less in total rates - it redistributes the amount of rates across all properties.

The actual rate change that people will see on their rates notice may be substantially higher or lower than the average rate rises for each rating category depending on the new value of their property in relation to other properties in the municipality. This year the overall increase in rates and charges is capped at 2.5%.

How Can I Pay My Rates?

An extensive range of payment methods are offered, including:



Check the back of your rate notice for more information.

When do I have to pay my rates and charges?

Council provides three options for paying your rates and charges.

- 1. Lump Sum – Due by 15 February 2017**
- 2. By Four Instalments**

To be eligible to pay your rates by quarterly instalments you must pay the first instalment amount exactly as shown on your rate notice by 30 September 2016. Any payment received after this date will be accepted as a part-payment only, not as an instalment, and the balance of your rates will be due and payable by 15 February 2017.

Instalments are due on:

- Instalment 1 by 30 September 2016
- Instalment 2 by 30 November 2016
- Instalment 3 by 28 February 2017 and
- Instalment 4 by 31 May 2017

- 3. By Ten Direct Debit Instalments**

Pay in ten equal monthly payments via direct debit arrangement with Council. Payments are deducted on the 28th day of each month, commencing in August and ending in May of each rating period. There is no need to re-apply each year if you are already signed up for this option. Application forms are available at the Council Office or from Council's website, and must be received at least 1 week prior to the direct debit payment date.

What if I can't pay my rates?

If you are having difficulties paying your rates on time, you must contact Council immediately on (03) 5871 9222 to discuss a payment arrangement. All enquires are treated confidentially, and early communication from you may help prevent the commencement of costly legal action for the recovery of outstanding rates.

Can I obtain a copy of my rate notice?

A copy of your rate notice from the current rating period is available and will be supplied on request, but may incur a charge. Copies of rate notices for the seven rating years prior to the current rating year are available at a cost per notice.

Please refer to Council's Schedule of Fees and Charges detailed in the 2016/17 Budget Report.

Information relating to each property assessment can only be discussed with the nominated Ratepayer.



MOIRASHIRE
ON THE MURRAY

Contact Us

In Person

44 Station Street Cobram VIC 3644 or
100 Belmore Street Yarrawonga VIC 3730

Mail

PO Box 578 Cobram VIC 3643

Phone

(03) 5871 9222

National Relay Services

133 677

Fax

(03) 5872 1567

Email

info@moira.vic.gov.au

Website

www.moira.vic.gov.au

Office Hours

Monday to Friday 8:30am to 5:00pm
Yarrawonga Office closed from 12noon - 1pm daily



Interpreter Services Available



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