

RATES NOTICE FACT SHEET

Guide to understanding your 2020/2021 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 24 June 2020.

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

Description	Charge/Rate
General Rate	see table
Municipal Charge	\$355.20
Environmental Levy	\$120.00
General Waste (per bin)	\$241.50
Recycling Service (per bin)	\$122.50
Organic Waste Service (per bin)	\$103.00
FSPL Fixed Charge	see table
FSPL Variable Charge	see table
FSPL Pension Rebate	-\$50.00
Pension Concession (rebate)	-\$241.00

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 2020/2021 rate in the dollar:

Example of the calculation for residential property:

$$\text{\$230,000 (CIV)} \times \text{0.0034300 (rate)} = \text{\$788.90}$$

Description	2020/21 Rate
Residential & Rural - Vacant	0.0068600
Residential & Rural - Building	0.0034300
Farm - Vacant	0.0034300
Farm - Building	0.0034300
Commercial & Industrial - Vacant	0.0068600
Commercial & Industrial - Building	0.0048020
Cultural & Recreational	0.0033271

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)	\$113.00	0.000054
Commercial	\$230.00	0.000611
Industrial	\$230.00	0.000879
Primary Production	\$230.00	0.000190
Public benefit	\$230.00	0.000054
Vacant (excluding vacant residential)	\$230.00	0.000118

*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:

$$\text{\$230,000 (CIV)} \times \text{0.000054 (rate)} = \text{\$12.42}$$

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**

When are my Rates due?

Council offers the following payment options:

PAYMENT IN FULL DUE: 15 February 2021

FOUR (QUARTERLY) INSTALMENTS

Instalment	Due Date
1st instalment	30 September 2020
2nd instalment	30 November 2020
3rd instalment	28 February 2021
4th instalment	31 May 2021

TEN INSTALMENTS (Direct Debit only)

Instalment	Due Date
1st instalment	28 August 2020
2nd instalment	28 September 2020
3rd instalment	28 October 2020
4th instalment	28 November 2020
5th instalment	28 December 2020
6th instalment	28 January 2021
7th instalment	28 February 2021
8th instalment	28 March 2021
9th instalment	28 April 2021
10th instalment	28 May 2021

How much interest will I be charged?

Interest will be charged at 10.0% on any overdue payments from the date payment is due until the date of payment.

This interest rate is set by the State Government.

