

RATES NOTICE FACT SHEET

Guide to understanding your 2018/19 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 13 June 2018.

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

Description	Charge/Rate
General Rate	see table
Municipal Charge	\$339.75
Environmental Levy	\$120.00
General Waste (per bin)	\$240.00
Recycling Service (per bin)	\$110.00
Organic Waste (per bin)	\$103.00
FSPL Fixed Charge	see table
FSPL Variable Charge FSPL	see table
Pension Rebate Pension	-\$50.00
Concession (rebate)	-\$229.40

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 2018/19 rate in the dollar:

Example of the calculation for residential property:

$$\text{\$230,000 (CIV)} \times \text{0.0036117 (rate)} = \text{\$830.69}$$

Description	2018/19 Rate
Residential & Rural - Vacant	0.0072234
Residential & Rural - Building	0.0036117
Farm - Vacant	0.0036117
Farm - Building	0.0036117
Commercial & Industrial - Vacant	0.0072234
Commercial & Industrial - Building	0.0050564
Cultural & Recreational	0.0035033

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)	\$109.00	0.000058
Commercial	\$221.00	0.000691
Industrial	\$221.00	0.001037
Primary Production	\$221.00	0.000164
Public benefit	\$221.00	0.000058
Vacant (excluding vacant residential)	\$221.00	0.000220

*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:

$$\text{\$230,000 (CIV)} \times \text{0.000058 (rate)} = \text{\$13.34}$$

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 2019

FOUR (QUARTERLY) INSTALMENTS

Instalment	Due Date
1st instalment	30 September 2018
2nd instalment	30 November 2018
3rd instalment	28 February 2019
4th instalment	31 May 2019

TEN INSTALMENTS (Direct Debit only)

Instalment	Due Date
1st instalment	28 August 2018
2nd instalment	28 September 2018
3rd instalment	28 October 2018
4th instalment	28 November 2018
5th instalment	28 December 2018
6th instalment	28 January 2019
7th instalment	28 February 2019
8th instalment	28 March 2019
9th instalment	28 April 2019
10th instalment	28 May 2019

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.

