

RATES NOTICE FACT SHEET



Guide to understanding your 2021/2022 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 by Council on 23 June 2021.

Rates are made up of the following charges and levies:

Description	Charge/Rate
General Rate	see table
Municipal Charge	\$360.50
Environmental Levy	\$121.80
General Waste (per bin)	\$248.00
Recycling Service (per bin)	\$128.20
Organic Waste Service (per bin)	\$104.50
FSPL Fixed Charge	see table
FSPL Variable Charge	see table
FSPL Pension Rebate	-\$50.00
Pension Concession (rebate)	-\$247.00

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 are not eligible for the pension rebate.

A rebate can 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 2021/2022 rate in the dollar:

Example of the calculation for residential property:

$$\text{\$230,000 (CIV)} \times \text{0.0031500 (rate)} = \text{\$724.50}$$

Description	2021/2022 Rate
Residential & Rural - Vacant	0.0063000
Residential & Rural - Building	0.0031500
Farm - Vacant	0.0031500
Farm - Building	0.0031500
Commercial & Industrial - Vacant	0.0063000
Commercial & Industrial - Building	0.0044100
Cultural & Recreational	0.0030555

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	Variable Rate*
Residential (including vacant land)	\$114.00	0.000059
Commercial	\$233.00	0.000658
Industrial	\$233.00	0.000898
Primary Production	\$233.00	0.000205
Public benefit	\$233.00	0.000059
Vacant (excluding vacant residential)	\$233.00	0.000128

*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:

$$\text{\$230,000 (CIV)} \times \text{0.000059 (rate)} = \text{\$13.57}$$

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

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 2022

FOUR (QUARTERLY) INSTALMENTS

Instalment	Due Date
1st instalment	30 September 2021
2nd instalment	30 November 2021
3rd instalment	28 February 2022
4th instalment	31 May 2022

TEN INSTALMENTS (Direct Debit only)

10 instalment payments commence on the 28th August 2021 and are processed on the 28th of each month. The last deduction for the financial year is deducted on 28th May 2022.

FORTNIGHTLY INSTALMENTS (Direct Debit only)

Fortnightly instalment payments commence on Thursday 26th August 2021 with the last deduction for the financial year on Thursday 19th May 2022.

WEEKLY INSTALMENTS (Direct Debit only)

Weekly instalment payments commence on Thursday 26th August 2021 with the last deduction for the financial year on Thursday 26th May 2022.

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.

