



Understanding your rate notice

2018 / 2019



Contact us

IN PERSON Council's Customer Service Office,
22 Nolan Street, Maryborough
Office hours 8.30am to 5pm
(Cashier 8.45am to 4pm)

BY PHONE 5461 0610
Rate enquiries 5461 0681 or 5461 0682

MAIL PO Box 194, Maryborough, VIC, 3465

EMAIL mail@cgoldshire.vic.gov.au

ONLINE www.centralgoldfields.com.au

CHIEF ADMINISTRATOR MESSAGE

Every day Council delivers more than 100 services and programs that help our residents and make Central Goldfields Shire a great place to live, work and visit.

Your rates make a significant contribution towards funding services such as aged care, libraries, maternal and child health as well as essential infrastructure such as roads, footpaths, parks, gardens, playgrounds, and other community facilities.



Property rates account for 40% of Council's annual income and help fund these important services and programs. Council also receives income from other sources such as government grants and user fees and charges.

We recognise that rates can be a significant cost for property owners so when finalising the 2018/2019 Budget we delivered a rate increase of 2.25% in line with the State Government's Fair Go Rates System rate cap.

Increases in waste charges are higher than inflation in this year's budget due to changes in global recycling markets. This has added a significant cost to recycling resulting in increases to the Waste Management Fee and Recycling Charge.

The 2018/2019 year is a revaluation year, and farm land property valuations have increased significantly more than valuations for other property types, which will result in a redistribution of rates, with farm properties likely to receive an increase greater than 2.25% and some residential property owners likely to see a decrease in their general rates as a result.

It's important to note that Council receives no additional revenue as a result of a revaluation. Property valuations are simply a mechanism that apportions the total rates to be raised between all properties.

This brochure is aimed at helping you better understand the need for rates, what your rates pay for, how rates are calculated and the various payment options available.

Noel Harvey
Chief Administrator
Central Goldfields Shire Council

2018/2019 Budget Highlights

The Budget includes the following highlights:

- A capital works program of \$6.21 million which includes the replacement of Porteous Road Wareek Bridge (\$600,000) and road resealing (\$875,000)
- Design works for a new skate park (\$28,000)
- Designs for recreation reserve upgrades (\$200,000)
- Development of a recreation strategy for the Shire (\$60,000)
- Development of an economic and tourism strategy for the Shire (\$100,000)
- The Road Trip project supporting new young drivers – TAC funded (\$180,664 over 3 years)

How are my rates calculated?

To meet the rate cap of 2.25% for 2018/2019 Council has set a rate in the dollar of 0.5131 cents for general rate properties.

This figure is then multiplied by the Capital Improved Value (CIV) of each property to determine how much the property owner will pay.

An example of the general rates calculation for a residential property in Maryborough with a valuation of \$200,000 would be:

$\$200,000 \times \$0.00513100 = \$1026.20$ (excluding waste charges, the municipal charge and the Fire Services Property Levy).

What are differential rates?

The Shire has eight differential rates as shown in the table below:

Rate type	Cents in the dollar (2018/2019)
General rate (residential property) – Maryborough	0.5131
General rate (residential property) – other	0.4105
Vacant Land – Maryborough	0.9236
Vacant Land – other	0.7697
Commercial – Maryborough	0.8210
Commercial – other	0.6157
Industrial	0.5644
Farm Land	0.4105

How does the property valuation process work?

Current Victorian Government legislation requires us to undertake a general property revaluation every two years (revaluations will be annual from 2019). The previous revaluation took effect on 1 July 2016.

Additionally, a supplementary valuation may be conducted when a change to the property occurs that affects the valuation (for example, building a house or subdividing a block).

Does the Shire make more money when property values go up?

No, we do not collect extra revenue as a result of the revaluation process. The total combined rates revenue remains the same.

Who decides on the value of properties?

Valuations are carried out by professional valuers who undertake this work under contract. Properties are assessed according to the Valuer-General Victoria Best Practice guidelines.

For more information visit:

www.propertyandlandtitles.vic.gov.au

What is Capital Improved Value?

The three valuations shown on your rates notice are Site Value (SV), Capital Improved Value (CIV) and the Net Annual Value (NAV).

- **SV** – Site Value is the market value of the land only
- **CIV** – Capital Improved Value is the total value of property as determined by Council's valuers
- **NAV** – Net Annual Value is either five per cent of the CIV or the current value of a property's net annual rental

You have the right to object to the valuation of your property. We suggest you contact Council to discuss and try to resolve your valuation questions before seeking an objection form.

Municipal charge

The municipal charge is a flat fee of \$262.65 applicable to all assessments, irrespective of the valuation or type of property. It covers part of the administrative costs of operating Council, and assists with the equitable spread of rates across all ratepayers. Single farm enterprises with multiple rate assessments are only required to pay one municipal charge.

State Government Fire Services Property Levy

It is a State Government requirement for all councils in Victoria to collect the Fire Services Property Levy from ratepayers on behalf of the State Government.

The revenue collected by the Levy is used to fund the Country Fire Authority. For more information visit: www.firelevy.vic.gov.au

Waste and Recycling

The waste and recycling charges only apply to households receiving these waste collection services. The Waste Management Fee is collected from all ratepayers as a contribution to waste management costs, including rehabilitation of landfill sites. The total cost of all Council's waste management services is fully funded by waste fees and charges.

The increase in waste and recycling charges is higher than inflation this year due to changes in global recycling markets. This has added a significant cost to recycling resulting in increases to the Waste Management Fee – \$10.05 and the Recycling Charge – \$34.50.

The charges for residential waste and recycling collection in 2018 /2019 are:

Bin type	Annual Charge
Standard Garbage Charge – 80L urban & 140L rural	\$150.20
Non-Standard Garbage Charge – 140L urban and 240L rural	\$256.90
Recycling Charge	\$134.40
Green Waste Collection Charge – 240L urban (optional service)	\$67.10
Waste Management Fee	\$130.50

Optional Green Waste service

Central Goldfields Shire offers all residents in the urban areas of Dunolly, Talbot, Carisbrook and Maryborough an optional green waste and household organics collection.

Residents can dispose of their green waste and organic household waste via a 240 litre bin (green lid) which is collected on the first and third Friday of the month.

The collected waste is then processed into high quality bagged compost. As a bonus, each participant is entitled to four bags of compost free of charge per month, when available.

In previous years the service cost was invoiced separately to rates, and related to the period 1 December to 31 November. The 2018/2019 green waste collection cost is \$67.10, and for current subscribers, a pro-rata charge of \$39.10 will be included on the rates notice for the period 1 December 2018 to 30 June 2019.

Future rate notices will include the full annual (1 July to 30 June) green waste collection charge.

If you wish to request this optional service please:

- Download the form from www.centralgoldfields.com.au
- Collect a form from Council's Customer Service Office, 22 Nolan Street, Maryborough
- Email mail@cgoldshire.vic.gov.au
- Phone 5461 0607

Waste Vouchers

Included with your rate notice are eight Central Goldfields Shire Transfer Station Waste Vouchers. The vouchers are valid for use until 30 September 2019.

For more information refer to the contact numbers on the back of the voucher sheet.

How can I pay my rate notice?

You can pay your rates online, via direct debit, in person or by phone. Details on how to pay your rates is detailed on your rates notice.

Rates can either be paid in full (by 15 February 2019) or by four instalments:

- First instalment: 30 September, 2018
- Second instalment: 30 November, 2018
- Third instalment: 28 February, 2019
- Fourth instalment: 31 May, 2019

Pensioner Concession

If you hold a Centrelink issued Pensioner Concession Card or Veteran Affairs issued Pensioner Concession Card, War Widow Gold Card or TPI Gold Card, you may be eligible to claim a \$229.40 concession on your rates.

This is in addition to the State Government Rebate of \$50 for the Fire Service Property Levy.

A health care card is not an eligible card to receive a concession. For more information contact Council's Customer Service team on 5461 0610.

Financial hardship

If you think you will have difficulty paying on time, contact our Rates team as soon as possible to discuss your circumstances. Paying rates cannot be avoided however we can work with you to set up a suitable payment option.

Change of address

You must notify us of a change of address in writing. You can download this form online at www.centralgoldfields.com.au or collect a form from Council's Customer Service Office, 22 Nolan Street, Maryborough.