



Understanding your rate notice

2021/2022



Contact us

Our Customer Service Centre at 22 Nolan Street, Maryborough is open for cashier payments Monday to Friday 9am to 4pm.

PHONE: 5461 0610

RATE ENQUIRIES: 5461 0681 or 5461 0682

EMAIL: mail@cgoldshire.vic.gov.au

WEBSITE: www.centralgoldfields.vic.gov.au
and www.engage.cgoldshire.vic.gov.au

FACEBOOK: www.facebook.com/centralgoldfields

MESSAGE FROM THE MAYOR



We all recognise we need to pay taxes to fund a variety of programs, services and infrastructure by government to meet our needs in our society and community.

Council rates are a tax based on property. It is estimated that council rates comprise 3.6% of government taxes over all.

In fact that small amount supports over 40 core services to the community and over 130 specific service lines. In our Shire those services commence in the early years with Maternal and Child Welfare and extends through to the later years with our Positive Ageing Strategy.

Our infrastructure and assets are also extensive and cover local roads and footpaths, community halls, libraries, sporting and recreation facilities, parks and open spaces and so much more. Our beautiful goldfields heritage buildings are treasured but are costly to maintain.

Our capital works program is three times bigger than in a normal year, due to our success in attracting investment by State and Federal Government through capital grants.

Occasionally some say councils should stick to roads, rates and rubbish. Which services or assets would those people wish us to surrender? Councils provide the extensive range of services and support our communities expect and demand. For a small rural Council like Central Goldfields that is actually a real challenge, but we know our community want and need those services.

Councillors are often asked why rates are proportionally higher in rural municipalities than in cities. The reality is a metropolitan city municipality may have ten times the amount of ratepayers but only a tenth the amount of local roads they need to maintain.

Council believes that through the fine work of our staff, we provide real value for the rates which are charged. We are committed to explore every opportunity to deliver enhanced services and community infrastructure to benefit our community.

A handwritten signature in black ink that reads "Chris Meddows-Taylor". The signature is written in a cursive, slightly slanted style.

Cr Chris Meddows-Taylor

Mayor

Follow the Mayor on Facebook [@centralgoldfieldsmayor](https://www.facebook.com/centralgoldfieldsmayor)

How are my rates spent?

Most of our Capital Works program is jointly funded by Council, State and Federal Government:

Capital Works program:

- Significant road upgrades – \$3.9 million
- Maryborough Outdoor Swimming Pool – \$2 million
- Carisbrook Recreation Reserve – \$4.7 million
- Central Goldfields Art Gallery – \$1.9 million
- Township revitalisation program – \$810,000
- Council building upgrades – \$369,000
- Maryborough Skate and Scooter Park – \$619,000
- Transfer Station upgrade – \$401,000
- Maryborough Railway Station Activation Project – \$2 million
- Further implementation of Gordon Gardens Masterplan – \$82,000
- New pathways – \$400,000
- New bike racks – \$5,000

New initiatives for 2021-2022 include:

- New Council Plan and Community Vision
- Community Health and Wellbeing Plan
- Reconciliation Action Plan
- Heritage Overlay Review
- Climate Adaptation Plan
- Asset Condition Assessment
- Railway Station Activation Plan
- Asset Management Plans
- Aerodrome Business Plan

How are my rates calculated?

To meet the rate cap of 1.5% for 2021–2022 Council has set a rate in the dollar of 0.4419 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: $\$200,000 \times \$0.004419 = \$883.80$ (excluding waste charges, the municipal charge and the Fire Services Property Levy).

Support available for financial hardship

Council understands that some individuals and businesses may experience financial hardship on a short or long term basis. Council is committed to supporting our community through these times.

Options include payment plans, waiver of interest and legal fees or deferment of rates. This is by application only and requires satisfactory evidence of financial hardship. To find out more visit: www.centralgoldfields.vic.gov.au/financialhardshippolicy

What are differential rates?

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

Rate type	Cents in the dollar (2021/2022)
Residential rate – Maryborough	0.4419
Residential rate – other	0.3889
Vacant Land – Maryborough	0.7336
Vacant Land – other	0.6872
Commercial – Maryborough	0.7071
Commercial – other	0.6010
Industrial	0.4861
Farm Land	0.3535

Please refer to Rating and Revenue Strategy 2021-25 for further details: www.centralgoldfields.vic.gov.au/revenueandratingplan

How does the property valuation process work?

Current Victorian Government legislation requires us to undertake a general property revaluation every year. Valuations are based on property values at 1 January 2021. These valuations are the basis for rates charged from 1 July 2021.

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). The result is a revised rate assessment based on the updated valuation.

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.

The Victorian Government introduced a rate cap which limits the revenue councils can raise. Increased valuations may mean an individual property is rated higher, but this is offset by other rate reductions. The rate cap increase for 2021/22 was set at 1.5%.

Who decides on the value of properties?

Valuations are carried out by professional valuers who undertake this work under contract with the Valuer General. This is a state wide process. 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 \$202 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 garbage and recycling charges are for the collection of kerbside bins and only apply to households receiving those services.

The Waste Management Fee is collected from all ratepayers as a contribution to community waste management costs, such as rehabilitation of landfill sites.

The charges for residential garbage and recycling collection in 2021/2022 are:

Bin type	Annual Charge
Standard Garbage & Recycling Charge – 80L urban and 140L rural	\$466.60
Non-Standard Garbage & Recycling Charge – 140L urban and 240L rural	\$586.60
Green Waste Collection Charge – 240L urban (optional service)	\$75.40
Waste Management Fee	\$146.70

Optional Green and Organics Waste Service

All households with access to waste collection in urban areas have the option of the green and organics bin for a service charge.

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. Each participant is entitled to one bag of compost per month, when available.

If you wish to request this optional service please:

- Download the form from www.centralgoldfields.vic.gov.au/greenwasteservice
- Email mail@cgoldshire.vic.gov.au
- Phone 5461 0610

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 2022.

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 2022) or by four instalments:

- First instalment: 30 September, 2021
- Second instalment: 30 November, 2021
- Third instalment: 28 February, 2022
- Fourth instalment: 31 May, 2022

* *Please note because of government restrictions due to the pandemic this option may not always be available.*

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 \$247.00 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 our Customer Service team on 5461 0610.

Change of address

You must notify us of a change of address in writing. You can download this form online at www.centralgoldfields.vic.gov.au or visit our Customer Service team at 22 Nolan Street Maryborough to fill out a form.