



Understanding your rate notice

2022/2023



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



Australia's tax system uses the payment of taxes to fund a variety of programs, services and infrastructure by all levels of government for the benefit of ourselves, our society and environment.

Council rates are a property tax based on property values. Nationally, council rates raise 3.6 per cent of taxes collected by all levels of government.

Rates are paid by all property owners within a municipality to help pay for more than 100 services provided by councils. They maintain local roads and footpaths, council facilities and public open spaces such as parks and gardens.

Rates support the places where our community comes together – libraries, community hubs and sporting and recreation facilities.

Our rates help support babies and new parents; children and young people and the older, vulnerable members of our community. They help lost pets make it home.

Councils provide the extensive range of services and support our communities expect and demand.

For councils like ours, this is a real challenge. We face greater difficulties than metro councils. 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.

Our infrastructure and assets are extensive. Our beautiful goldfields heritage buildings are treasured but are costly to maintain. Periodic restoration creates greater challenges, but something Council needs to budget for.

Council successfully seeks external investment whenever possible, primarily through government grants and that success ensures we keep these fine assets in the best possible condition, providing the services our community want and minimising the cost to ratepayers.

Council believes that through the fine work 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, flowing style.

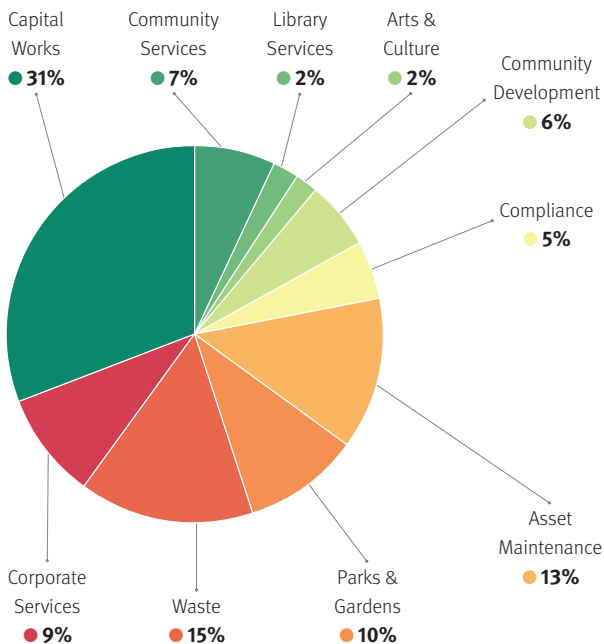
Cr Chris Meddows-Taylor

Mayor

Follow the Mayor on Facebook [@centralgoldfieldsmayor](#)

How are my rates spent?

For every \$1,000 in rates paid, it is spent on the following:



For more information about rates income and expenditure, including the projects that are being delivered as part of our Capital Works program, visit www.engage.goldshire.vic.gov.au/annualbudget2022

How are my rates calculated?

To meet the rate cap of 1.75% for 2022–2023 Council has set a rate in the dollar of 0.3334 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 \$300,000 would be: $\$300,000 \times \$0.003334 = \$1,000.20$ (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 (2022/2023)
Residential rate – Maryborough	0.3334
Residential rate – other	0.2934
Vacant Land – Maryborough	0.5001
Vacant Land – other	0.5001
Commercial – Maryborough	0.5334
Commercial – other	0.4534
Industrial	0.3667
Farm Land	0.2453

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 2022. These valuations are the basis for rates charged from 1 July 2022.

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 2022/23 was set at 1.75%.

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

If you don’t agree with the valuation, you can contact Council’s Rates Officer on 5461 0681 or 5461 0682 to discuss and try to resolve your valuation questions before lodging an objection.

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.

Victorian Government Fire Services Property Levy

It is a Victorian Government requirement for all councils in Victoria to collect the Fire Services Property Levy from ratepayers on behalf of the Victorian 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 and public litter bin collection.

The charges for residential garbage and recycling collection in 2022/2023 are:

Bin type	Annual Charge
Standard Garbage & Recycling Charge – 80L urban and 140L rural	\$492.35
Non-Standard Garbage & Recycling Charge – 140L urban and 240L rural	\$618.96
Green Waste Collection Charge – 240L urban (optional service)	\$79.56
Waste Management Fee	\$154.77

Optional Green and Organics Waste Service

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

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 2023.

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 2023) or by four instalments:

- First instalment: 30 September, 2022
- Second instalment: 30 November, 2022
- Third instalment: 28 February, 2023
- Fourth instalment: 31 May, 2023

* *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 \$253.20 concession on your rates.

This is in addition to the Victorian 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 complete the online form at www.centralgoldfields.vic.gov.au/changeofaddress or visit our Customer Service team at 22 Nolan Street Maryborough to fill out a form.