

# Rates and Valuations information for 2023/24



## Key information about rates and valuations

### Why are rates charged?

Rates are a property tax that allow Council to collect revenue to fund essential public services to cater to their community. They help to fund delivery of a broad range of services and community infrastructure such as roads, footpaths and sporting infrastructure across the whole shire. The rates you pay Council are based on the value of the property you own.

### What is the rate increase for 2023/24?

The rate increase is capped at 3.5 per cent in line with the Victorian Government's Fair Go Rate System (FGRS).

**The 3.5 per cent increase applies to the total rates revenue received by Council, not to individual ratepayers.**

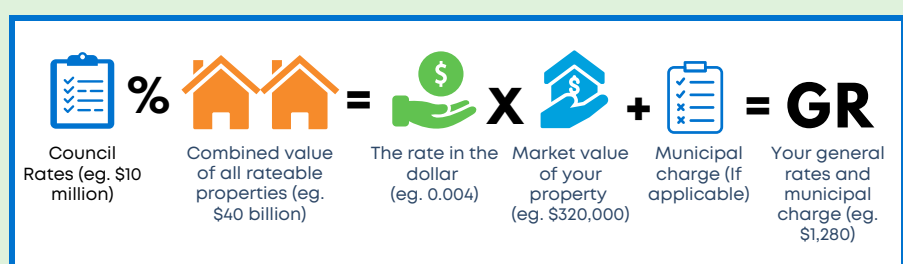
More information on the FGRS can be found at [www.localgovernment.vic.gov.au/our-programs/a-fair-go-rates-system-for-victorians](http://www.localgovernment.vic.gov.au/our-programs/a-fair-go-rates-system-for-victorians).

### What will Council collect in rates and charges for 2023/24?

Total revenue from rates and charges for 2023/24 is **\$22.2m**.



### How are rates calculated?

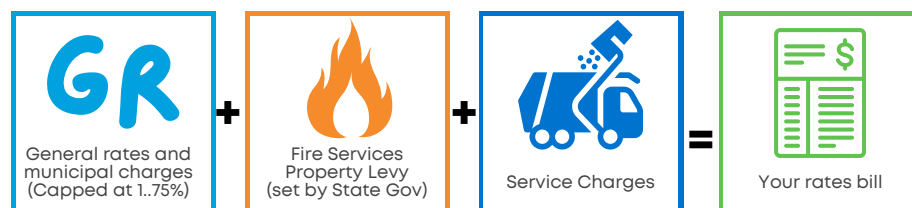


Council takes the total rate revenue to be collected and divides it by the total value of all properties in the shire to calculate the rate in the dollar.

The rate in the dollar is then multiplied by the market value of each property to ensure each ratepayer contributes a fair share.

Council then add its municipal charge (which is a fixed charge) against all properties.

### Your rates explained



As explained above, your **General rates are based on the property valuations** listed on your rates notice as capital improved value (CIV). The municipal charge of \$216 per rateable property is then added to this amount.

The Fire Services Property Levy is collected by Council on behalf of the State Revenue Office to fund fire services agencies and 100% of this charge is forwarded on to the State Government, in accordance with legislation, .

Service charges, such as kerbside collection is also charged. These incorporate the State Government landfill levy which is the charge Council pays to deposit waste at landfill.

## How is a valuation determined?

Valuations are determined annually through the general valuation process and reflect the fair market value of your property on 1 January each year. To make a valuation, certified, practising valuers appointed by the State Revenue Office, collect and analyse a range of property and planning information. A level of value is established and applied to each property within a group of properties that have similar characteristics.

## How does a valuation affect your rates?

All rateable properties within Southern Grampians Shire Council have been revalued at 1 January 2023 and these valuations are effective from 1 July 2023 in accordance with the Local Government Act.

Property valuations are used as the basis for levying rates and the rate of each individual property will be different due to the Capital Improved Value (CIV) of the property.

The valuation impacts the distribution of rating liability across the municipality only. It does not provide Council with any additional revenue within the Shire.

## Did you know?

Valuations are carried out by the Valuer-General Victoria (VGV), not by Southern Grampians Shire Council.



## Pension Concession

The *Local Government Act 1989* provides that eligible pensioners shall receive a reduction of rates levied. Application must be made via an Application for Concession on Municipal Rates and Charges form.

If individual pension details have not changed, it is not necessary to re-apply for the concession each year. Please visit [www.dhhs.vic.gov.au/municipal-rates-concession/](http://www.dhhs.vic.gov.au/municipal-rates-concession/) for further information regarding the concession and for the application form.

*\*Please Note. A Health Care Card does not entitle the holder to a rate reduction.*

## How can I object to a valuation?

Any person aggrieved by the valuation of their property is entitled to lodge an objection within two months of issuing of the rates and valuation notice.

Objections can be lodged online at <https://ratingvaluationobjections.vic.gov.au> or objection forms are available at [www.sthgrampians.vic.gov.au](http://www.sthgrampians.vic.gov.au) and can be lodged with Council.

## Farm Rate Concession

Ratepayers wishing to apply for exemption from the Municipal Charge (for multiple farm properties only) or requiring further information regarding the rating and valuation of their property are invited to contact the Rates Department.

For further information please contact Council's Rates Department.

## Financial Hardship

Anyone experiencing financial hardship in relation to any amounts owed to Council, should contact Council's Revenue Coordinator or complete the below online form.

Complete the Request for Financial Assistance Application online at [www.sthgrampians.vic.gov.au](http://www.sthgrampians.vic.gov.au) or call Customer Service on 5573 0444 for confidential assistance.

## Contact Us

Rates Department |  
Customer Service  
5573 0444  
111 Brown Street  
Hamilton Vic 3300