HOW RATES ARE CALCULATED

General Rates + Municipal Charge + Waste Management Charge + Fire Services Property Levy = Your Rates Bill

The Rate Cap

The 2019-20 rate cap has been set by the Minister for Local Government at 2.5% and it's the law that Council's rates revenue cannot exceed this amount. The cap applies to the General Rates and Municipal Charge and it's an average increase, which means the value of your property will determine if your rates increase is more or less than 2.5% in 2019/20.

Annual Property Valuations

In accordance with the State Government requirements, the Valuer-General Victoria is responsible for all property valuations. Starting in 2019, municipal property valuations will be undertaken every year, instead of every two years.

Property owners may object to the valuation of their property within 60 days of the date of issue on the initial rates notice. For more information, call 5220 7111.

General Rates

Council is required to use property values as the basis for distributing the rating burden across the municipality. The total amount of rate revenue is divided across the total value of rateable properties in the Shire to establish the 'rate in the dollar'. The rate in the dollar is then multiplied by each individual property's Capital Improved Value (CIV) to calculate how much each property owner pays.

In its 2019/20 Budget, Council is increasing its roads and infrastructure investment; building community and recreation facilities across the Shire; and will deliver more than 60 services in Golden Plains. To find out more about this year's Council Budget, visit goldenplains.vic.gov.au/budget

Municipal Charge

The Municipal Charge is a flat charge of $300 for every property in Golden Plains Shire in 2019/20. A fixed rate charge ensures that all residents make a standard contribution and means that the rate share is equitably distributed across the Shire.

Waste Management Charge

This charge pays for the kerbside collection of household waste and recycling, and waste management including the State Government Landfill Levy – a charge Council must pay when disposing waste into landfill. In 2019/20, the charge for every property in Golden Plains Shire is $330, the same rate as last year.

Fire Services Property Levy

The Fire Services Property Levy is collected with Council rates and passed directly to the State Government to fund Victoria's fire services. The Levy is made up of a fixed charge and a variable charge based on the property's capital improved value. Find out more at www.firelevy.vic.gov.au.

Golden Plains Shire Council
PO Box 111
Bannockburn Vic 3331

Customer Service Centres
2 Pope Street
Bannockburn Vic 3331

68 Sussex Street
Linton Vic 3360

9 Heales Street
Smythesdale Vic 3351

(03) 5220 7111

enquiries@gplains.vic.gov.au

goldenplains.vic.gov.au

YOUR RATES NOTICE 2019/20

SEPTEMBER 30

FIRST INSTALMENT DUE
To join the instalment plan, your first payment is due on 30 September 2019.

NOVEMBER 30

SECOND INSTALMENT DUE
30 Nov 2019

FEBRUARY 28

THIRD INSTALMENT DUE
28 Feb 2020

MAY 31

FINAL INSTALMENT DUE
31 May 2020

OR PAY IN FULL
by 15 Feb 2020

FEBRUARY 15

GOLDEN PLAINS SHIRE

PAYING YOUR RATES

For most residents, the annual Rates Notice is one of the larger bills you receive each year. While your tax payment to fund the State and Federal Government is likely taken out of your income before you see it every fortnight, your contribution to community projects and services delivered by Local Government comes to you in one rates notice.

FEBRUARY 15

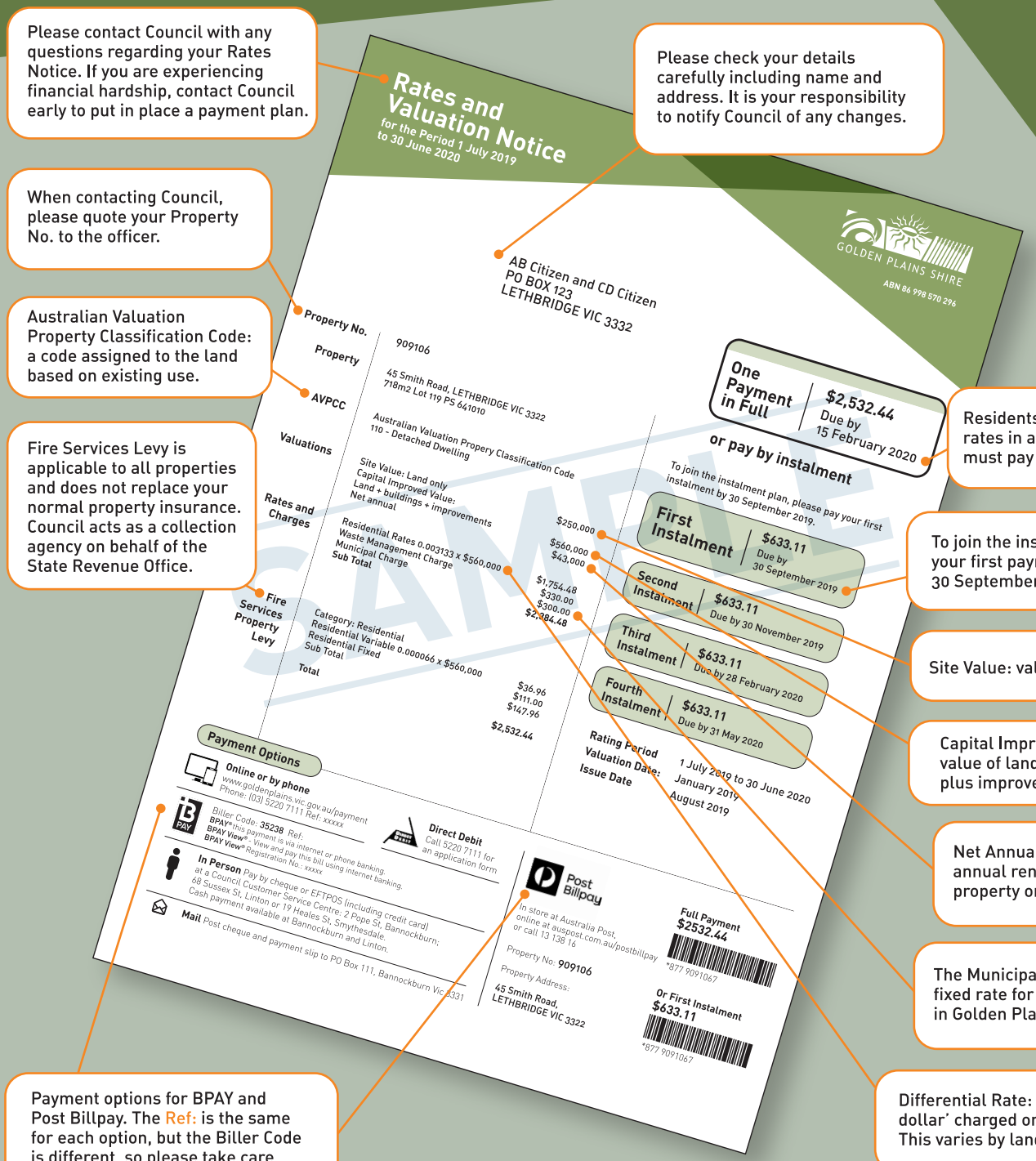
You have the option of paying your Rates Notice in one payment by 15 February 2020, but that's just one way to pay.

There is an easy instalment program with due dates spread out over the year at the end of September, November, February and May. Direct debit is popular for the instalment plan, or you can receive instalment notices in the mail and choose your payment method.

SEPTEMBER 30 | NOVEMBER 30 | FEBRUARY 28 | MAY 31

If those options aren't possible for you, we are happy to work out an arrangement that suits you better. We appreciate that every ratepayer has their own situation and we can help – just call Council's Rates Team at 5220 7111 for a confidential conversation.

Ready to pay? The Rates Notice lists details of all payment options including online, post, phone, in person, direct debit, Post Billpay and BPAY.



Please contact Council with any questions regarding your Rates Notice. If you are experiencing financial hardship, contact Council early to put in place a payment plan.

When contacting Council, please quote your Property No. to the officer.

Australian Valuation Property Classification Code: a code assigned to the land based on existing use.

Fire Services Levy is applicable to all properties and does not replace your normal property insurance. Council acts as a collection agency on behalf of the State Revenue Office.

Payment options for BPAY and Post Billpay. The Ref: is the same for each option, but the Biller Code is different, so please take care entering the codes.

Please check your details carefully including name and address. It is your responsibility to notify Council of any changes.

Residents paying their rates in a single payment must pay by this date.

To join the instalment plan, your first payment is due on 30 September 2019.

Site Value: value of land only.

Capital Improved Value: value of land plus building plus improvements.

Net Annual Value: net annual rental income of property or 5% of the CIV.

The Municipal Charge is a fixed rate for every property in Golden Plains Shire.

Differential Rate: the 'rate in the dollar' charged on properties. This varies by land category.