

Your rates must be paid in full before 15 February 2017 or by four instalments.
The instalment amounts, due dates and payment options are shown on your rates notice.

Local Government has a responsibility to provide access to services and infrastructure for the benefit of all members of the community. Rates are a property tax raised to fund these services and to provide and maintain infrastructure. Over the page you will find a handy factsheet from the Municipal Association of Victoria explaining how rates and rate capping work.

WHAT TO DO WHEN YOU GET YOUR RATE NOTICE

- Take note of the due date and decide your payment type (paid in full or in four instalments) and payment method
- Look up anything you don't understand on the back of your notice – there is lots of useful information here.

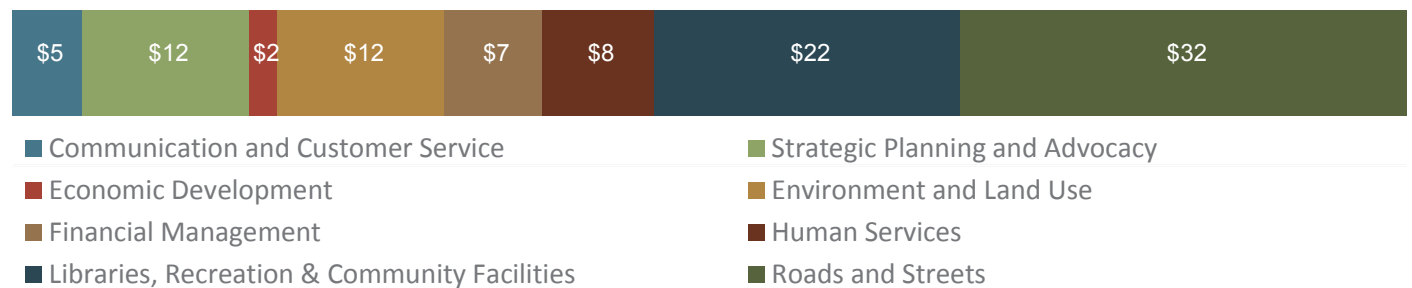
HOW YOUR RATES ARE CALCULATED

Rates are distributed between ratepayers based on the relative value of properties within the Shire. Council is required by law to establish a fair and equitable rating system and as a general rule, those with a higher valued property will pay more rates than those with lower valued properties.

VALUATIONS

All rateable properties are valued as at January 2016. If you believe that the valuation of your property is not accurate as at January 2016, please contact Customer Service on 1300 363 036 (toll free within the Shire, excluding mobile phones) or 5220 7111. You have two months from the date of issue on the rate notice to lodge an objection to your valuation.

FOR EVERY \$100 IN RATES PAID:



MUNICIPAL CHARGE

A Council may declare a municipal charge to cover some of the administrative costs of Council. The municipal charge is a flat charge of \$225 applicable to all assessments. This reduces the amount that is then charged through the 'rate in the dollar' calculation.

STATE GOVERNMENT LANDFILL LEVY

To reduce confusion, the State Government Landfill Levy will no longer be shown as a separate item but included in the total garbage charge. The State Government Landfill Levy is the prescribed fee that the operators of regional landfills are required to pay to the State Government for each tonne of waste deposited at their facilities.

DO YOU HAVE AN AUSTRALIAN PENSION CARD?

If you hold an Australian Pensioners Card (not a Centrelink Health Care Card) and you pay rates on your principal place of residence (including farm houses), you may be entitled to a rates discount. Please contact Customer Service for further information.

DO YOU HAVE QUESTIONS?

Please contact us; our Rates team are happy to answer your questions. You can find the details at the bottom of the page.

CONTACT US

Phone: 1300 363 036 (free call within the Shire, excluding mobile phones) or 5220 7111.
Email: enquiries@gplains.vic.gov.au
Web: goldenplains.vic.gov.au

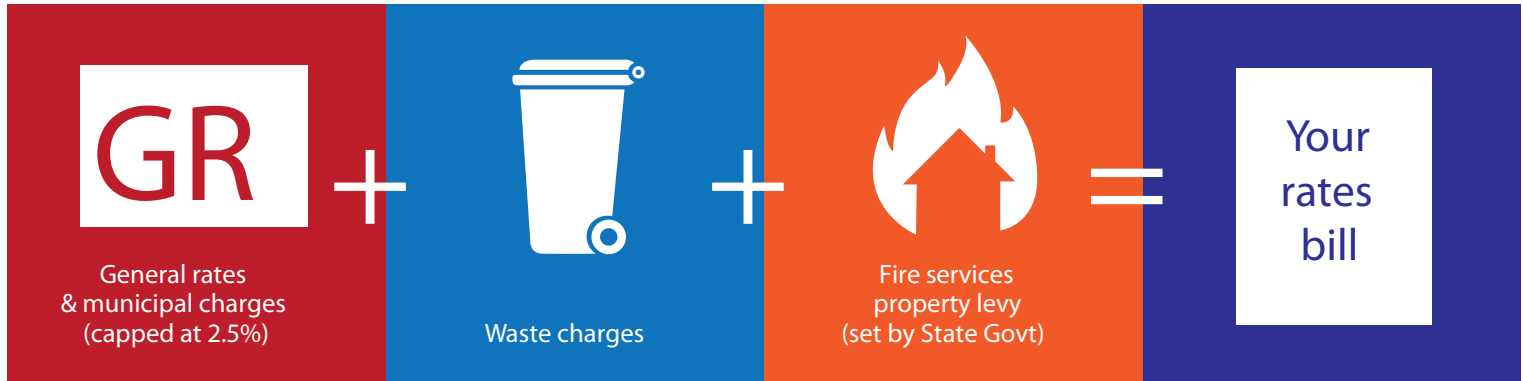
CUSTOMER SERVICE CENTRES

2 Pope Street, **Bannockburn**
8.30am – 5.00pm, Monday to Friday
68 Sussex Street, **Linton**
8.30am – 12.30pm, 1.00pm – 5.00pm, Monday to Friday

The Capping of Council Rates

- A complex policy explained

The components of your annual council rates bill



A council can only raise its general rates and charges above the 2.5% cap if it has consulted with its community and been granted permission by the Essential Services Commission.

This year, six Victorian councils were granted a rate cap variation.

The waste charge pays for kerbside waste collection, recycling, waste disposal and State Government landfill levy - a charge the council must pay when depositing waste at landfill.

Waste charges are not subject to the rates cap.

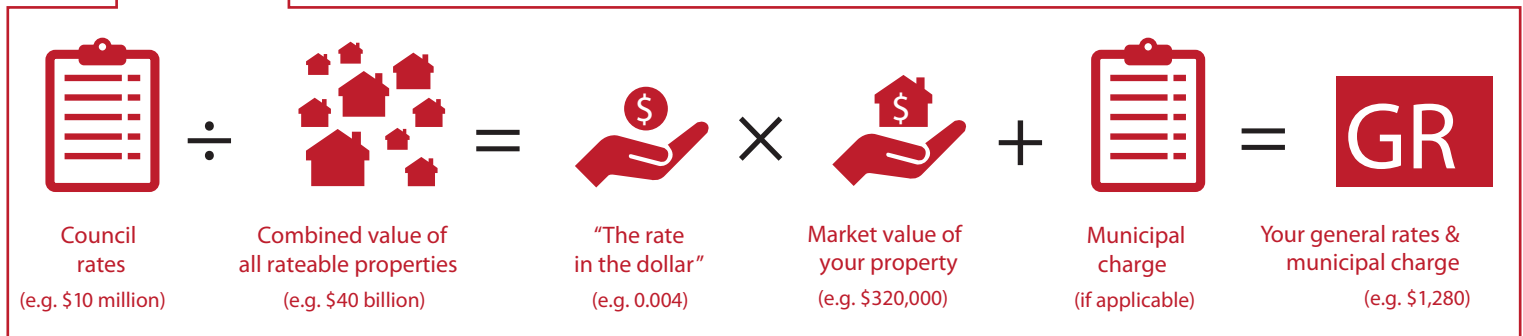
All Fire Services Property Levy money collected by councils is passed onto the State Government to fund fire agencies.

This charge is set by the State Government and is not subject to the rates cap.

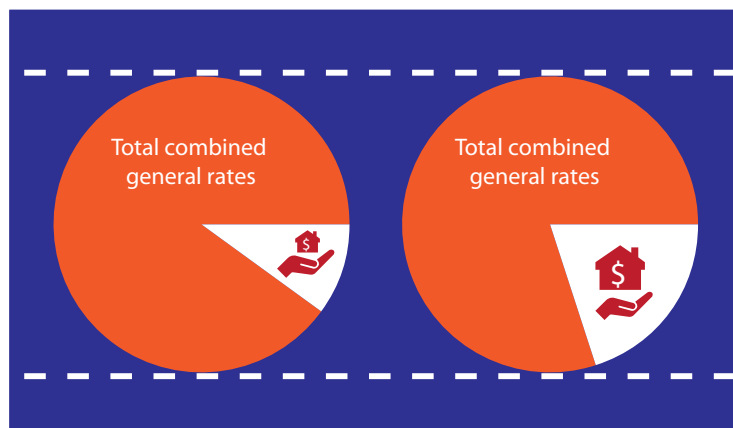
Your bill may be more or less than you expected because the 2.5% rate cap applies to the **overall rate revenue collected by each council, not your individual property.**

The 2.5% rate cap does not apply to waste charges, the fire services property levy or property revaluations.

How general rates and charges are calculated



Councils DO NOT get more money if your property valuation increases



Two pie charts, both labeled 'Total combined general rates', are shown. The first chart has a small slice removed, representing a property with a lower valuation. The second chart has a larger slice removed, representing a property with a higher valuation. Both charts have a hand holding a coin icon on the removed slice, indicating that the total revenue remains constant.

By law, individual property values must be reviewed every two years based on market movements and recent sales trends.

If the value of your property has increased by a greater percentage than others in your municipality, you will pay a larger percentage of the combined general rates total.

If the value of your property has increased by a lesser percentage than others in your municipality, you will pay a smaller percentage of the combined general rates total.

The total combined general rates collected by the council remains the same.