

Rates Information



Why do I pay rates?

Rates help to provide services to our local communities such as Maternal and Child Health, playgroups, business support and sporting facilities. This is in addition to the essential services that people are most familiar with: roads, footpaths, parks and gardens, weed management, waste and recycling.

You might not need or use all of these services at every stage of your life, but paying rates helps to ensure our local communities remain vibrant and well-

served. Your rates also go towards the upgrade of facilities and the delivery of major projects.

How does Council work out the rate level for individual properties?

Council uses property values as the basis for distributing rates. The total amount of rate revenue to be collected is divided by the total value of rateable properties and broken into different rate types to establish a 'rate in the dollar'. The 'rate in the dollar' is then multiplied by your property's Capital Improved Value (CIV) to calculate how much you need to pay. Some properties will also have a waste charge, which pays for kerbside collections and waste management.



Why have my rates increased by more than the 2.75 per cent rate cap?

Every year, Council is required by legislation to revalue every property in South Gippsland as at 1 January.

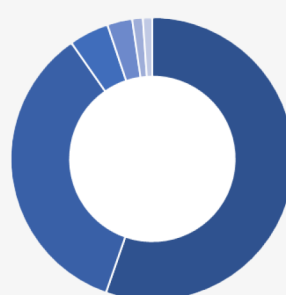
Property values fluctuate from year-to-year for various reasons. Some property values will increase in value whilst some will decrease. Total rate revenue is forecast to increase by 2.75 per cent but individual property increases will be dependent on property valuation movements.

What are our rating challenges?

South Gippsland is geographically large with a small population. Like many other rural councils, this presents a number of challenges that metropolitan councils don't. Much of South Gippsland Shire Council's budget is directed to our substantial road network, which is costly to maintain. Additionally, due to the geographical size of our Shire, services often need to be replicated in many townships (e.g. pools, recreation reserves, parks).

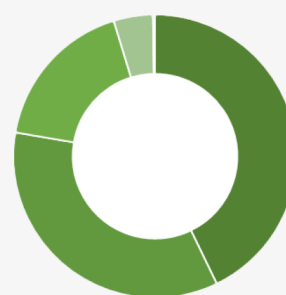
Council	Population	Roads	Land Area
South Gippsland	30,680	Sealed: 820km Unsealed:	3,295km ² 1,280km ²
Darebin	150,325	Sealed: 509km Unsealed: 0km	53km ²
Stonnington	106,310	Sealed: 164km Unsealed: 0km	26km ²

Operating Income



Rates and Charges	\$52.178M
Grants	\$33.002M
User Fees	\$4.293M
Other Income	\$2.689M
Monetary Contributions	\$1.146M
Statutory Fees and Fines	\$1.015M
TOTAL:	\$94.323M

Operating Expenditure



Employee Costs	\$31.127M
Materials and Services	\$25.341M
Depreciation	\$12.791M
Other Expenses	\$3.252M
Borrowing Costs	\$0.168M
TOTAL:	\$72.679M

Find Out More

To find out more about rates, please visit:
www.southgippsland.vic.gov.au/rates

CURRENT RATES

Council has decided on a General Rate and the Service Charges for the year ending 30 June 2025. These sums are due and payable on the dates on the front of the Notice. Council is entitled to take legal proceedings for the recovery of the amounts shown without further notice if they remain unpaid after the due date. Rates are calculated on the Capital Improved Value (CIV) of the property. Interest will be charged at 10 per cent per annum on all outstanding accounts not paid by the date on which the missed payment / instalment was due.

AUSTRALIAN VALUATION PROPERTY CLASSIFICATION CODES (AVPCC)

The AVPCC is part of the calculation upon which rates, land tax and the Fire Services Levy are based.

The Budget contains references to the AVPCC to ensure rates are applied uniformly across South Gippsland Shire.

The Code is set by Valuers appointed by the Valuer General Victoria based on the predominant use of the property and is listed on the front of this Notice under your address details.

ANNUAL BUDGET

Council is required to adopt an Annual Budget which specifies the rates in the dollar to be used, as well as any differential rates set (see Appendix 1 of the Budget for full details). Council's Budget can be accessed here: www.southgippsland.vic.gov.au/budget

SUPPLEMENTARY VALUATIONS

Council may conduct a Supplementary Valuation to recalculate rates payable under the following circumstances, but not limited to:

- Improvements are added to or removed from the land.
- Adjoining land is acquired.
- Part of the land is sold or separately occupied.
- Dwellings / improvements destroyed by fire.

DIFFERENTIAL RATE COMPARISON

Council is required to provide the following rate comparison information.

It shows what rates would have been raised if your property was classified with an alternative differential rate. This only applies to general rates and does not include the Fire Services Levy or garbage charges.

Rating Category	Rate in \$	Valuation	Rates
General / Residential	0.00292929	\$500,000.00	\$1,464.65
Industrial	0.00307575	\$500,000.00	\$1,537.88
Commercial	0.00307575	\$500,000.00	\$1,537.88
Farm	0.00205050	\$500,000.00	\$1,025.25
Vacant Rural	0.00205050	\$500,000.00	\$1,025.25
Vacant Land	0.00585857	\$500,000.00	\$2,929.29
Cultural and Recreational	0.00146464	\$500,000.00	\$732.32

Council is required under legislation to provide this information on rate notices.

VALUATIONS / OBJECTION TO A VALUATION

All properties in Victoria are valued as at 1 January each year. The 2024/25 rates are based on the valuation assessed at 1 January 2024 and are effective for rating purposes from 1 July 2024.

South Gippsland Shire Council uses Capital Improved Value (CIV) as its rating methodology, which consists of the total market value of the land including buildings and other improvements as at 1 January 2024. Valuations may be used by other rateable authorities for the purpose of a rate or tax. An objection to the valuation must be lodged within two months after the notice of valuation is given.

Any such objection must include the prescribed information. Information is available by contacting Council by calling 5662 9200 during normal working hours, or emailing council@southgippsland.vic.gov.au, and on the Valuer General Victoria's website www.land.vic.gov.au/valuations

APPEAL AGAINST RATES AND CHARGES

A ratepayer has the right under the *Local Government Act 1989* to:

- Apply to the Victorian Civil and Administrative Tribunal under section 183 for a review in relation to a differential rating.
- Appeal to the County Court under section 184 for a review in relation to a rate or charge.

The appeal must be lodged in both instances within 60 days after first receiving written notice of the rate or charge.

The grounds for appealing and the procedure for making an application are set out in the respective sections listed above.

PRIVACY ACT

Under the provision of the *Privacy and Data Protection Act 2014 (Vic)*, all personal information is treated as confidential, except in the case of public interest. Council will share information with a debt collection agency for the recovery of overdue amounts.



CUSTOMER SERVICE COUNTERS

Leongatha
9 Smith Street
Monday and Wednesday
10.00am to 3.00pm

Korumburra
15 Little Commercial Street
Tuesday and Thursday
10.00am to 3.00pm

OTHER PAYMENT OPTIONS

Australia Post Offices
By Phone: 13 18 16

By Mail
South Gippsland Shire Council
Private Bag 4 Leongatha VIC 3953

CONTACT DETAILS

South Gippsland Shire Council
Phone: (03) 5662 9200
Hours: 8.30am to 5.00pm
Email: council@southgippsland.vic.gov.au
Website: www.southgippsland.vic.gov.au

Council will not be responsible for delays in Australian Postal Service.

Emailed notices are available by registering for eNotices, see front page, or contact our Rates department.

CHANGE OF NAME, ADDRESS, RATE PAYER, OWNER

Council will only accept a change of address or occupancy **notification in writing. Letters and emails are acceptable.** A change of address will not be accepted if given verbally to a **Council Officer. It is the responsibility of the owner/ratepayer** to ensure their mailing address is current on the Council database. When a transfer of ownership for a property occurs, liability for payment of rates remains with the owner recorded until Council receives a Notice of Acquisition.

PENSION REBATE CONCESSION

Current Pension Concession Card holders may be entitled to a Government rebate on their Council rates for their principal place of residence only. Forms are available from Council or our website. Requests must be made prior to 30 June each year. If a rebate appears on the front of your Rate and Valuation Notice, you do not need to reapply. If you have moved to a new property you will need to reapply. Healthcare cards are not eligible for the rebate.

FIRE SERVICES PROPERTY LEVY

The Fire Services Property Levy is collected with your Council rates on behalf of the Victorian Government. Levies are set annually. Where multiple parcels of land are used to operate a single farming enterprise, a person may only be required to pay the Fire Services Levy once and not on each property by applying for the Fire Services Levy Single Farming Enterprise Exemption. Exemptions can be across multiple councils. Please contact Council for further information.

PAYMENTS BY INSTALMENTS

Current rates can be paid by four or nine instalments. To qualify **for an instalment plan, the first payment must be received by 30 September. If the first payment is received after that date, it would be accepted as a part payment only, with the balance to be paid by 15 February 2025.** There will be no reminder notices issued for the nine instalment option.

PAYMENTS WILL BE ALLOCATED IN THE FOLLOWING ORDER:

1. Legal Costs Owing (if any).
2. Interest Owing (if any).
3. Arrears Owing (if any).
4. Current Rates and Charges Owing.

RATES HARDSHIP POLICY AND PAYMENT PLANS

This Policy provides assistance to individual ratepayers who are **experiencing financial hardship and need assistance.** Please refer to Council's website or contact Council for further information. Personalised plans are available to assist those in **financial hardship by emailing council@southgippsland.vic.gov.au** or calling (03) 5662 9200.

SINGLE RATING OF ADJOINING LAND

If you own more than one property and the boundaries adjoin, you may be entitled to have those properties valued as one property (providing there is only one dwelling) and therefore only pay one Fire Services Levy Fixed Charge. Contact Council for more information.

RATE CAPPING DOES NOT APPLY TO INDIVIDUAL PROPERTIES

Rates are calculated based on the property Capital Improved Value (CIV) multiplied by the rate in the dollar set in the Budget, plus other compulsory charges such as the Fire Services Levy and garbage charges. With annual valuations, your rates are subject to change above and below the rate cap. The rate cap is about the total rates revenue that Council can collect, not individual property rates.

RATE CAPPING

Council has complied with the Victorian Government's Rate Cap of 2.75 per cent. The Cap applies to the average annual increase of **rates raised. Individual rates and charges may increase/decrease** by a different percentage for the following reasons:

- The valuation of your property relative to the valuation of other properties in the municipal district.
- The application of a differential rate.
- The inclusion of other rates and charges not covered by the Victorian Government's Rate Cap.

PLANNING CONTROLS

If you are considering purchasing another property in South Gippsland, or simply wish to find out more about the Zones and Overlays that affect your current property, a review of the planning controls is recommended. Planning controls can help you identify **any potential planning issues (e.g. flooding, erosion, bushfire).** For more information on particular planning controls that may apply to your property, please visit: www.planning.vic.gov.au/planning-schemes/planning-property-report

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FlexiPay is giving you the chance to win a \$750 Visa Gift Card.
You can do this by scanning the QR code on the notice.
If you are already on direct debit you are already in the draw.

Be quick!
You have until 30/9/24



South Gippsland
Shire Council