



# Rates and Valuations information for 2021/22

Key information about rates and valuations for 2021/22

## Why are rates charged?

Rates are an important source of revenue for Council. Rates help to fund delivery of important services and community infrastructure such as roads, footpaths, kindergartens and sporting infrastructure.

Rates are a property-based tax. Therefore, the rates you pay are based on the value of the property you own.

## How are rates calculated?

Council uses an established rating structure common to most local governments, which comprises two key elements:

- Property values, which reflect capacity to pay based on Capital Improved Value (CIV), and
- Differential rates in the dollar to reflect usage of services provided by Council

Striking a proper balance between these elements provides equity in the distribution of the rate burden across residents.

The importance of rates income as a funding source has been balanced with community sentiment towards rates increases and its capacity to pay.

## What will Council collect in rates for 2021/22?

Total revenue from rates service and charges for 2021/22 is **\$65.35 million** (including supplementary valuations and interest on rates and charges).

## What is the rate increase for 2021/22?

The rate increase is capped at **1.5 per cent** in line with the Victorian Government's Fair Go Rates System (FGRS).

The **1.5 per cent** increase applies to the total rates revenue received by Council, not to individual ratepayers.

More information about 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)

The residential garbage charge per rateable property for 2021/22 increased by an average of **2.5 per cent**, rounded to the nearest dollar, compared to 2020/21 levels. The average residential garbage charge is **\$402** per rateable property.

## Rating differentials

Differentials refer to different rating categories that are based on each property and what that property is used for; such as residential, business or farming.

The rate and amount of rates payable in relation to land in each category of differential are:

1.0	General residential
1.2	Commercial and Industrial
0.9	Farm
1.8	Vacant Land
0.9	Urban Living Zone
1.3	Residential Development Zone



## About valuations in Victoria

Valuations are undertaken or overseen by the Valuer-General Victoria (VGV). The valuations are used to fairly distribute Council rates to ratepayers. They are also used by the State Revenue Office for land tax and to set the fire services property levy.

### How often are valuations carried out?

Property valuations for ratings and taxes are carried out in an annual cycle by the VGV. They reflect the property's fair market value at 1 January each year.

### How are valuations made?

Valuations are made by certified practising valuers on behalf of the VGV. They are required to have qualification and experience specified by the Minister responsible for the Valuation of Land Act 1960.

To make a valuation, valuers collect and analyse:

- Property transactions, such as sales and rental transactions
- External/internal inspection data
- Historical government property data records
- Planning permit/building permit records
- Planning (zones and overlay) information
- Property transaction statistics
- Property title and occupancy details

The information enables a level of value to be established and applied to each property within a group of properties that have similar characteristics.

In Baw Baw Shire during the 2021 valuation period the VGV's contract valuers, Gippsland Property Valuations, inspected 5,996 properties out of 27,795 rateable and/or leviable properties.

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



### What can I do if I object to my rates?

If you feel your property is incorrectly valued, please contact Council's Revenue team to discuss the matter. If the response does not completely satisfy you, you can lodge an objection to the valuation.

Any formal objections must be lodged within two months of the date of issue of the Rate and Valuation Notice. Late objections will not be accepted in accordance with government legislation.

**Valuation objections are managed by the Valuer General of Victoria's office as per the Valuation of Land Act and is a process independent from Council.**

### What if I can't afford to pay my rates?

Council will continue to provide rates assistance for those facing financial hardship through the Hardship Policy (including those who are facing hardship as a result of COVID-19). Ratepayers have the opportunity to present their case and to ensure they are treated in a consistent, equitable and confidential manner.

Where applicable, flexible payment arrangements (weekly or fortnightly payments) can be made.

Council has maintained its \$50 eligible pensioner rebate, in addition to the State Government rebate.