

2015/16 Declaration of Rates and Charges

With respect to the 2015/16 financial and rating years and in accordance with Section 158 of the *Local Government Act 1989*, Council declares:

1. That an amount of \$49,119,593 is intended to be raised by Rates, Service Charges and Supplementary Rates and Charges, calculated as follows:
 - a) General Rates \$41,660,254
 - b) Garbage Charges \$ 7,188,317
 - c) Supplementary Rates and Charges \$ 271,022
2. That no Municipal Charge be applied.
3. There is no minimum rate.
4. General Rates will be raised by the application of differential rates.
5. That differential rates will contribute to the equitable and efficient carrying out of Council functions and that:
 - i. The respective objections of each differential rate be those as specified in the Schedule to this declaration;
 - ii. The respective types or classes of land which are subject to each differential rate be those as defined in the Schedule to this declaration;
 - iii. The respective uses and levels of each differential rate in relation to those respective types or classes of land be those as described in the Schedule to this declaration; and
 - iv. The relevant uses of, geographical locations of, planning scheme zonings as identified in the Schedule to this declaration.
6. That the General Rates will be raised by the application of the relevant differential rate to the Capital Improved Value (CIV) of each rateable land.
7. That six (6) differential rating categories be declared for the rateable land. The six (6) differential rating categories have the characteristics specified in the Schedule at Attachment 1. The six (6) differentials are as follows:
 - Residential
 - Commercial and Industrial
 - Farm
 - Vacant Land
 - Urban Living
 - Residential Development
8. The rates to apply to the differential categories declared are as follows:

Category	Rate
Residential Land	0.004440 rate in the dollar of CIV
Commercial and Industrial Land	0.005771 rate in the dollar of CIV
Farm Land	0.003996 rate in the dollar of CIV
Vacant Land	0.007103 rate in the dollar of CIV

Urban Living	0.003996 rate in the dollar of CIV
Residential Development	0.005771 rate in the dollar of CIV

9. In accordance with Section 4(4) of the *Cultural and Recreational Lands Act 1963*, the charge for the following recreational land properties are:

Cultural and Recreation Land Property	2015/16 Rates
Properties receiving a 100% rebate	
Drouin Bowling Club	\$2,753
Drouin Golf Club	\$4,058
Garfield Wattle Raceway/Drouin Speedway	\$2,309
Longwarry Bowls Club	\$1,248
Moe Field and Game and Angling Club	\$533
Neerim District Bowling Club	\$870
Thorpdale Bowling Club	\$1,128
Trafalgar Bowls Club Incorporated	\$1,692
Trafalgar Golf Club	\$5,417
Trafalgar Park Bowls Club Incorporated	\$1,243
Warragul Bowling Club	\$1,714
Warragul- Drouin Pistol Club Incorporated	\$1,807
Yarragon Bowls Club	\$1,359
Total 100% Rebate	\$26,131
Property receiving a 47% rebate	
Warragul Country Club Incorporated (rebate) \$17,760 @ 47%	\$8,347
Total Rebate	\$34,478
Warragul Country Club Incorporated (<i>rate payable</i>)	\$9,413
Total	\$43,891

10. That the annual service charge be declared for:
- The collection and disposal of refuse; and
 - The collection and disposal of one Green Waste service.

11. The annual service charges are as follows:

Type of Charge	Per Rateable Property 2015/16 \$
Residential Garbage – collection and disposal of refuse and one Green Waste Service	376.00
Residential additional 120 litre garbage – additional collection and disposal of refuse	85.00
Residential additional 240 litre recycling - additional collection and disposal of refuse	48.00
Tanjil Bren garbage – provision of domestic garbage service	118.00
Walhalla garbage – collection and disposal of refuse	183.00
Commercial garbage - 120 litre - collection and disposal of refuse at Commercial tenements	411.00
Commercial garbage- 240 litre - collection and disposal of refuse at Commercial tenements	485.00
Commercial green waste	72.00

12. The criteria specified below be the criteria which form the basis of the annual service charge so declared:

- Collection and disposal of refuse and one green waste service- Every tenement within an area declared by resolution of Council to be a “declared garbage area” of Council.
- Domestic garbage service- every tenement within Tanjil Bren Village area as identified by Council.
- Collection and disposal of refuse in Walhalla- all properties in the Walhalla township.

13. The garbage charge shall apply to all developed properties within the declared garbage collection area as amended from time to time, and include properties at Tanjil Bren Village and Walhalla township.

14. Subject to sections 171, 171A and 172 of the *Local Government Act 1989*, Council will require a person to pay interest on any rates and charges which;

- That person is liable to pay; and
- Which has not been paid by the date specified for their payment.

15. The Team Leader Revenue Services is authorised to levy and recover general rates and annual service charges in accordance with the *Local Government Act 1989*.

16. An interest rate is charged on all outstanding rates accounts with the exception of the special charge schemes (interest calculated at the rate fixed under section 2 of the Penalty Interest Rates Act 1983).

17. An interest rate of 1% more than the current borrowing rate is charged on all outstanding amounts of special charge schemes, and remains at that rate for the life of the scheme.

18. The dates for the payments of rates and charges for 2015/16 being:

- | | | |
|------|----------------------------|-------------------|
| i. | 1 st Instalment | 30 September 2015 |
| ii. | 2 nd Instalment | 30 November 2015 |
| iii. | 3 rd Instalment | 28 February 2016 |
| iv. | 4 th Instalment | 31 May 2016 |

19. The following incentive is declared as an incentive, to be given by Council for the payment in full of general rates and charges before 30 September 2015 as per Section 168 of the *Local Government Act 1989*.

- Ratepayers who pay all rates and charges outstanding on or before 30 September 2015 (eligible ratepayers) will be entered into a draw to win \$1,000. Only one winner will be selected to win the \$1,000 from the list of eligible ratepayers.

SCHEDULE

Residential Land

Objectives

To ensure that all owners of general residential land, make an equitable financial contribution to the cost of carrying out the functions of the Council.

Types and Classes

Residential Land is any land:

- a) that is used exclusively for residential purposes; or
- b) on which a habitable building is erected, which building is unoccupied, and which is zoned Residential under the Baw Baw
- c) Planning Scheme; or
- d) any land which is not otherwise classified as Commercial and industrial Land, Farm Land, Vacant Land, Urban Living Land or Residential Development Land.

Commercial and Industrial Land

Objectives

To ensure that the owners of the land having the characteristics of Commercial and Industrial Land Land make an equitable financial contribution to the cost of carrying out Council's functions.

Types and Classes

Commercial and Industrial Land is any land which:

- a) does not have the characteristics of:
 - i. Residential Land;
 - ii. Farm Land;
 - iii. Vacant Land;
 - iv. Urban Living Land; or
 - v. Residential Development Land; and
- b) is used predominantly for commercial and/or industrial purposes; or
- c) is otherwise zoned Commercial or Industrial under the Baw Baw Planning Scheme.

Farm Land

Objectives

The objectives of the Farm Land Rate are to:

1. encourage uses compatible with the physical capability of the land;
2. minimise the need for urban works and services to the non-urban area;
3. conserve the resources of soil, flora and fauna and the significant natural features in the areas identified as having ecological and landscape interest value;
4. conserve as far as possible the existing patterns of vegetation to maintain landscape quality;
5. assist in the maintenance of farming activities within areas eminently suited for that purpose; and
6. discourage the proliferation of non-agricultural activities on soil of high agricultural value by protecting the social characteristics of the rural community from the encroachment of urban-type development.

Types and Classes

Farm Land is land which:

- a) does not have the characteristics of:
 - i. Urban Living Land; or
 - ii. Residential Development Land; and
- b) has an area of at least 40 hectares and is used predominantly for the business of grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee-keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities; or
- c) has an area of not less than 2 hectares and less than 40 hectares and Council is satisfied, upon application, that it is used predominantly for the business of grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee-keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities.

To avoid doubt, 'business' for the purposes of identifying Farm Land has the same meaning as that given to it by section 2(1) of the Valuation of Land Act 1960 for the same purpose, being a business that:

- a) has a significant and substantial commercial purpose or character; and
- b) seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
- c) is making a profit from its activities on the land, or has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

Vacant Land

Objectives

To encourage the development of land and ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of the Council.

Types and Classes

Vacant Land is land which:

- a) does not have the characteristics of:
 - i. Farm Land;
 - ii. Urban Living Land; or
 - iii. Residential Development Land; and
- b) on which no building is erected, save for any uninhabitable shed or shelter, the size of which does not exceed 5% of the total area of the land.

Urban Living Land

Objectives

The objective of this rate is to ensure that all the identified (non-farming) properties, where services and utilities may be restricted, make a fair and equitable contribution to the costs of carrying out Council's functions and to recognise that ratepayers residing on Urban Living Land may not receive the same level of Council services as residents in the general / residential areas.

Types and Classes:

Urban Living Land is land:

- a) which is located in the Urban Growth Zone which has a Precinct Structure Plan in place under the Baw Baw Planning Scheme;
- b) that has an area not less than 2 hectares; and
- c) in respect of which no planning permit authorising subdivision of the land has been issued.

Residential Development Land

Objectives

The objective of this rate is to assist in the management of sustainable growth across Council's municipal district, as well as encourage residential subdivisions at a sustainable level ensuring sufficient supply.

Types and Classes:

Residential Development is land which:

- a) is located in the Urban Growth Zone which has a Precinct Structure Plan in place under the Baw Baw Planning Scheme; and
- b) has an area not less than 2 hectares; and
- c) in respect of which a planning permit authorising subdivision of the land has been issued.